

In The Matter Of:
State of Nevada
Public Works Division Board Meeting

August 22, 2018

Capitol Reporters
123 W. Nye Lane, Ste 107
Carson City, Nevada 89706

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STATE OF NEVADA
PUBLIC WORKS DIVISION BOARD MEETING
WEDNESDAY, AUGUST 22, 2018
9:00 A.M.
CARSON CITY, NEVADA
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THE BOARD: BRYCE CLUTTS, Chairman
SEAN STEWART, Vice Chairman
PATRICK CATES, Member, Director
TITO TIBERTI, Member
ADAM HAND, Member
CLINT BENTLEY, Member
KEVIN LEWIS, Member

FOR THE BOARD: SUSAN STEWART, ESQ.
Construction Law Counsel
JEFF MENICUCCI, ESQ.
Deputy Attorney General
WARD PATRICK,
Administrator

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WEDNESDAY, AUGUST 22, 2018, 9:00 A.M.
---oOo---
CHAIRMAN CLUTTS: This is the time and place for
the State Public Works Board meeting for Wednesday, August
22nd, 2018, at 9 a.m. Roll call.
MR. PATRICK: I'll do the roll call if I can
figure out how to run this series of buttons over here. Ward
Patrick for the record. Thank you, Mr. Chairman.
Chairperson Bryce Clutts.
CHAIRMAN CLUTTS: Present.
MR. PATRICK: Vice Chairperson Sean Stewart.
VICE CHAIRMAN STEWART: Present.
MR. PATRICK: Member Clint Bentley.
MEMBER BENTLEY: Present.
MR. PATRICK: Member Adam Hand.
MEMBER HAND: Present.
MR. PATRICK: Member Tito Tiberti.
MEMBER TIBERTI: Present.
MR. PATRICK: Member Kevin Lewis is in transit
and we'll mark him present when he arrives.
Member and Director of Department of
Administration Patrick Cates.
MR. CATES: Present.
MR. PATRICK: You have a quorum.

I N D E X

AGENDA ITEM	PAGE
1 - Roll Call	3
2 - Public comment	3
3 - Acceptance and approval of Public Works Board meeting minutes: May 1, 2018	3
4 - Overview of SPWD Prioritization criteria	4
5 - Agency presentation of 2019 capital improvement program requests to the board	
Peace Officers Standards & Training	7
Tourism & Cultural Affairs	13
Agriculture	48
Wildlife	58
Public Safety	76
Conservation & Natural Resources	95
Nevada System of Higher Education	102
6 - Public comment	152
7 - Recess until Thursday, August 23, 2018	152

CHAIRMAN CLUTTS: Thank you, Mr. Patrick.
Agenda Item Number 2, public comment. Is there
any public comment?
Hearing none, we'll move on to Item Number 3,
Agenda Item Number 3 for possible action, acceptance and
approval of the Public Works Board meeting minutes for May
1st, 2018. Are there any comments to the meeting minutes?
Hearing none, I'll entertain a motion for acceptance.
MR. CATES: Motion to approve.
MEMBER TIBERTI: Second.
CHAIRMAN CLUTTS: All those in favor.
(The vote was unanimously in favor of the motion)
CHAIRMAN CLUTTS: Any opposed? Thank you. The
meeting minutes are approved.
Agenda Item Number 4, overview of State Public
Works Division prioritization criteria. The administrator
will give a brief overview of the State Public Works Division
CIP prioritization criteria for the board's consideration.
Mr. Patrick.
MR. PATRICK: Thank you, Chairman. Ward Patrick
for the record. This is the criteria that the board has been
using and has approved. And we have incorporated that even
at a higher level in our valuations that you'll be hearing on
September 6th when we do the administrator's recommendation.

1 Largely, the overall umbrella of the prioritization is to
2 take care of what we've got. So you'll see the higher
3 priority projects will be maintenance-type projects. Legal
4 requirements is higher on the list with ADA, court-ordered
5 and legal requirements, life safety, code violations and
6 seismic upgrades being of the highest priority. Maintenance
7 projects are next. Then followed by the standard list of
8 deferred maintenance items. And these are broken in to two
9 categories, essential facilities and other facilities, for
10 the most part. And so the essential facilities are broken
11 down as constitutional, which includes corrections and mental
12 health, those 24-hour type facilities, areas of governance,
13 including the capitol building, the Sawyer building, other
14 areas of -- the attorney general's office. Public Safety,
15 including Highway Patrol. And then the National Guard,
16 Nevada Division of Forestry. Parts of Nevada Division of
17 Forestry are considered essential to fire and dispatch.
18 You'll see later where we're looking at NDF as an area where
19 the tree nursery is considered a non-essential facility. In
20 the Department of Agriculture we'll have food distribution
21 that's critical in the essential facility as well as the
22 Department of Motor Vehicles. Statewide programs are listed
23 under deferred maintenance, roofing, ADA, fire and life
24 safety, paving and/or quality. And, finally, the other

1 facilities and historic preservation.
2 That concludes the information on the maintenance
3 projects. If you turn the page, you'll see the construction
4 projects. And so this -- these are basically sister
5 documents. So you'll see essential government facilities
6 listed basically in parallel with maintenance facilities.
7 And then other facilities. This is not an exact science, so
8 there's other considerations for priority. Those mandated by
9 law for these new construction projects, life safety,
10 furniture fixtures and equipment from previously-funded
11 construction projects, commitments from the legislature, like
12 prior session continuation projects, decisions whether we
13 should own or lease will affect construction prioritization.
14 Percentage of non-state funding. If the project had a
15 hundred percent other funding is in the construction area is
16 likely to be funded, 75 percent likely to be funded. And
17 then as it goes down, 50 percent below, it being less likely
18 to be funded based on the amount of other funding.
19 Required level of control. Again, this is
20 custody level. So it brings us Lakes Crossing, those
21 awaiting adjudication and to be adjudged there, capable of
22 being adjudicated in the mental health system, level of
23 service to public, for instance, public safety, Department of
24 Motor Vehicles.

1 And then, finally, facility condition needs
2 index. If there is a facility, an existing facility, that
3 has repair costs up and above half of the gross valuation of
4 the building, that might also play a role from the
5 prioritization for a project to be in the construction
6 recommendations.
7 So, Mr. Chairman, that concludes -- we thought it
8 would be important to have a little overview of what the
9 prioritization would be coming forward so that you can pull
10 that out of your book, keep an eye on that.
11 This session during the due diligence of the
12 project managers, we've asked -- we've been going through a
13 review process to classify all of these projects in those
14 categories. And so you'll see on September 6th how that will
15 play in to the administrator's recommendation. That's all I
16 have for that part.
17 CHAIRMAN CLUTTS: Thank you, Mr. Patrick. Any
18 questions about that? Okay. Moving on to Agenda Item Number
19 5, agency presentation of 2019 capital improvement program
20 request to the board. First up will be Peace Officers
21 Standards and Training.
22 MR. SHERLOCK: Good morning. My name is Mike
23 Sherlock for the record. I am the executive director of the
24 commission on Peace Officer Standards and Training. With me

1 today is Deputy Director Tim Bunting.
2 We're here once again to outline our need for an
3 emergency vehicle operations course within our jurisdiction
4 of POST. We've made it pretty short. We've been here many
5 times before and we wanted to hopefully get right to the
6 point. You should have a copy of our power point there in
7 front of you.
8 So real quick, you can read the power points.
9 Just a quick background and some of the takeaways from this
10 first slide, a couple things that -- this project was
11 approved back in 2007. Much of the funds were actually
12 deposited. And due to the economic turn, those funds were
13 swept and the project didn't proceed.
14 Just to give you a little bit of a history there
15 as far as that goes. In the ten years since it was approved,
16 364 peace officers have died in auto-related crashes since
17 that time. Six in the State of Nevada have died since that
18 money was swept and the project was put on hold.
19 Clearly, the need for this training facility was
20 acknowledged back then. Obviously the project was approved.
21 And, frankly, that need has not changed at all. If anything,
22 it's increased dramatically.
23 A couple of things also that you can see there.
24 The delay of the project truly has not only increased the

Page 9

Page 11

1 production cost obviously for a variety of reasons, but also
2 liability for our agents. And let's be honest, what a police
3 officer does, what a peace officer does in the State of
4 Nevada is drive. That's what they do all day long. And,
5 clearly, the ability for us with our mission being training
6 new peace officers, driving and emergency vehicle operations
7 is critical to their training.

8 MR. BUNTING: As it says, we've already had the
9 land that's adjacent to the Stewart facility where we're at.
10 It's between Bigelow and the prison access road. There's 26
11 acres in there. And it's basically this project is two
12 phases. The first phase is what we're talking about today
13 and it's in the southern part of the land that we have. The
14 7.8 million dollars is going to give us about seven acres of
15 asphalt. And we can set up a home course on and we can run
16 our drivers through that home course for skills. It also
17 gives us security of the area. It gives us two classrooms.
18 Two classrooms are critical. One is for instruction. The
19 other classroom would be used to house driving simulators.
20 A couple of years ago we did a study and found
21 that to train drivers you have to do two things, decision
22 making and skills. So the driving simulators do decision
23 making and the driving the vehicle itself is the skill part
24 of it. Also, with the simulators, we could bring in

1 for 20, 30, and 40 years. And Nevada has not, from a POST
2 standpoint. So, from that perspective, I think it's
3 important to bring Nevada up to what the industry standard
4 is, particularly in the western states. And at the very
5 least, we owe that to the residents of Nevada to provide
6 adequate training for the peace officers in Nevada, which is
7 why we're asking for this at this point.

8 We've left a lot of time for questions, again,
9 because we've been here so many times. I think that the need
10 is clear, but we can answer any questions that you may have.

11 CHAIRMAN CLUTTS: Thank you, Gentlemen.

12 Questions of the board? I have a quick question,
13 Mr. Patrick. Was this originally designed in 2005? And, if
14 so, is there any aspect of that design that can still be
15 utilized?

16 MR. PATRICK: Ward Patrick for the record. So
17 much of the design is civil in nature and so it will not be
18 affected by code updates. So a lot of the civil design would
19 still be appropriate.

20 And I would also offer that we back in 2007 there
21 was 900 million dollars that he approved at that time.
22 Approximately 200 million dollars got swept. This project
23 was a part of that. This project was requested a number of
24 years even before it was approved in 2007. And I believe it

Page 10

Page 12

1 supervisors who then can act as a supervisor in pursuit. So
2 what that person would be doing would also bring in dispatch.
3 So it would bring on everybody that would be on the real
4 pursuit in the training.

5 The phase two is a long ways away, so we're not
6 really worried about that right now.

7 MR. SHERLOCK: Mike Sherlock for the record
8 again. So, again, when we look at the why, you can see that
9 there. There is plans for some of the bigger agencies in
10 Nevada for emergency vehicle training. The problem we have
11 is our mission at POST is to train and provide adequate
12 training for all peace officers around the State of Nevada.
13 And what we're seeing is there's a real need for the rurals
14 who have no where to go for this training.

15 Right now we are using a parking lot here in
16 Carson City to conduct that training. It's less than
17 adequate. And it's looking like we are going to lose the
18 ability to use that parking lot very soon. So it's getting
19 critical for us in terms of having adequate facilities for
20 that type of training.

21 One other area, in terms of what the western
22 states do as we look at basic training across the country,
23 Nevada is way behind. All the western states currently have
24 emergency vehicle operation courses. And, frankly, they have

1 was requested two or three or four times even before that.
2 So this project has been on the list of items for the state
3 to consider since before the year 2000.

4 CHAIRMAN CLUTTS: Any other questions?

5 MR. CATES: I have a question.

6 CHAIRMAN CLUTTS: Director Cates.

7 MR. CATES: I wonder if you can help me
8 understand exactly where this course is going to be located.
9 It doesn't sound like it's on the Stewart Indian Campus
10 proper. Because I know they recently adopted a master plan
11 for the Stewart Indian School and if it is adjacent to or
12 part of that property, if this is consistent with that master
13 plan.

14 MR. BUNTING: This is directly east of the
15 Stewart facility. Bigelow goes back to the new housing
16 development that's back there. And it's between Bigelow and
17 the access road to the Northern Nevada Correctional Center.
18 It's called prison access road is all I know that that road
19 is named.

20 MR. CATES: Okay. I was trying to look at it on
21 Google maps, and that made it a little worse --

22 MR. BUNTING: South of Snyder Road.

23 MR. CATES: All right. Thank you.

24 CHAIRMAN CLUTTS: Any other questions? Thank you

<p style="text-align: right;">Page 13</p> <p>1 very much, Gentlemen. We appreciate your time and your 2 patience. 3 MR. SHERLOCK: Thank you. We appreciate your 4 time. 5 CHAIRMAN CLUTTS: Continuing on with Agenda Item 6 Number 5. Next department up, Tourism and Cultural Affairs. 7 MR. PETERSON: Good morning, Chair Clutts. For 8 the record David Peterson, interim director for the 9 Department of Tourism and Cultural Affairs. I want to thank 10 you for giving us the opportunity to present our CIP request 11 to you today. This request addresses the challenges the 12 department faces related to current and future museums and 13 collections as well as the safety and security of our staff 14 and facilities. In addition, we have two great opportunities 15 for your consideration at the Nevada State Railroad Museum in 16 Boulder City and at the Stewart facility in Carson City. 17 At this time I'm going to turn things over to 18 Sherry Rupert, the executive director of the Nevada Indian 19 Commission. Thank you. 20 MS. RUPERT: Good morning. I'm trying to figure 21 out the right button here. As David said, I am Sherry 22 Rupert. I'm with the Nevada Indian Commission and I look 23 forward to sharing with you about the commission and our 24 projects that we've applied for.</p>	<p style="text-align: right;">Page 15</p> <p>1 Members of the Board. For the record Peter Barton. I'm the 2 administrator of the Division of Museums and History. This 3 is my eighth time here to present a critical maintenance 4 needs and new construction needs for the Division of Museums 5 and History. And it will be my last. After 40 years in the 6 business, I'm looking to turn the reigns over to others. 7 And over the course of 40 years, you know, you go 8 through life, you learn some lessons. And one of the lessons 9 I've learned that I would just take a moment to relate comes 10 from your former administrator, Gus Nunez. One year when I 11 was wrestling with the CIPs for museums in history, I said to 12 Gus, what's the secret to success. And he said, Peter, those 13 who bring money to the table have a much better chance of 14 succeeding. And I took that to heart. And I began to watch 15 these proceedings a little more carefully. And, sure enough, 16 you know, NSHE comes to the table with a pile of money and 17 projects get funded. And National Guard does the same. 18 So I want to begin today by putting some money on 19 the table. And Guy is going to handle that for me. We're 20 starting with, as I say, we're putting money on the table. 21 It's a lesson I learned from Gus. And actually if you look 22 at the label on that, look at the company that manufactured 23 that candy, yeah, my family is in the candy business back 24 east.</p>
<p style="text-align: right;">Page 14</p> <p>1 The Nevada Indian Commission has been around 2 since 1965. We are a state agency with a mission to ensure 3 the well-being of the American Indian and Alaska native 4 citizens statewide through development enhancement of the 5 government-to-government relationship between the State of 6 Nevada and Indian tribes and through education for a greater 7 cultural understanding of the state's first citizens. 8 So to kind of show you the magnitude of the 9 Stewart facility, we have a photo of the map here of the 10 facility. And the Stewart Indian School Living Legacy, it's 11 kind of our overarching initiative at the Stewart Indian 12 School. The school was established in 1890 and closed in 13 1980. And it's 110 acres over the 65 buildings out at the 14 school. 15 As Mr. Cates mentioned, we did complete a master 16 plan this year for the facility. And that provides a road 17 map for restoration and creates a cultural heritage 18 destination for future generations that ensures that this 19 important part of Native American history and Nevada's shared 20 experience is preserved. 21 And we have our administrator, Mr. Barton, who is 22 going to talk to you about the projects for the division's 23 museums. 24 MR. BARTON: Yes. Good morning, Mr. Chairman and</p>	<p style="text-align: right;">Page 16</p> <p>1 Well, anyhow, to get more serious, museums in 2 history, our division, I just wanted to point out the vision 3 is we are trusted stewards and engaging storytellers. We 4 collect and interpret Nevada's history and we do that through 5 partnership and consensus building that always puts the 6 public's needs first. 7 We have across the state seven museums that have 8 in total 39 buildings and structures. And the latest 9 facility, what is that facility condition needs index 10 estimate put the replacement value of those facilities at 108 11 million dollars. And that does not account for the 12 collections we hold, which are many times more than a hundred 13 million dollars in value. 14 The estimated repair costs or maintenance needs 15 in the next ten years exceeds ten million, and there's 2.8 16 million in critical maintenance needs right now. 17 So, to kick it off, our first project or our 18 first top priority is a small or modest construction project 19 at Indian Hills Curatorial Center here in Carson City. And 20 that is a ten-acre site that the state controls down on Topsy 21 Lane. In 1980 we built a 15,000 square foot facility that 22 houses history collections from the Northern Nevada State 23 Museums as well as significant anthropological and 24 archeological collections that are acquired that we collect</p>

Page 17

Page 19

1 and maintain by law and that we do curate for other partners
2 such as Bureau of Land Management. If someone wants to
3 develop a project on public lands in Nevada, they have to go
4 through a Section 106 compliance process, which typically
5 includes some archeology, the materials that are recovered
6 from those excavations that we have. And you can see just in
7 that photograph, you know, the Ruby Pipeline, the Carson
8 Bypass. We hold collections for NDOT, for Carlin Gold Mines,
9 and Alturas Transmission Mine. We have thousands of cubic
10 feet of material. We're out of space. We are critically
11 short of space. And there's another project that's high on
12 our priorities that we'll talk about in a few minutes that
13 looks to expand for a much more comprehensive way the
14 curatorial center, but this would address a critical need
15 right now. We're at a hundred percent capacity. This would
16 construct 2600 square feet on the additional building at
17 Indian Hills. We have already brought to this project
18 \$50,000 in private money to do the design work. We have a
19 complete set of construction documents for the project. We
20 have a hundred thousand in private money available. So I'm
21 bringing some money to the table, some real money. And it's
22 estimated about 828,000. This project if funded would
23 complete the plan check-in and would go forward with
24 construction.

1 Indian School. As I mentioned earlier, we have completed the
2 master plan of the Stewart Indian School and the old gym is,
3 of course, identified in that master plan as an integral part
4 of telling the story of the Stewart Indian School. The old
5 gym was also identified in the 2009 landscape preservation
6 plan as an important building out at the school, especially
7 as the alumni are interviewed and remember that school and
8 all of the events that took place in that particular gym.

9 In the last legislative session, you all
10 approved, and so did the legislature and the governor, 1.2
11 million dollars for the seismic -- a new roof and seismic
12 stabilization of the roof for the gym. So we're in that
13 process now of construction on that. And so this particular
14 project will complete the seismic stabilization and
15 rehabilitation of the old gym. We're looking at this as an
16 event center for the school. When we did the master plan,
17 the whole idea and focus behind that plan was to create
18 something that was sustainable for the Stewart Indian School.
19 It is an asset for the community and an asset of this size is
20 very limited in our community. So we're hoping that should
21 this particular project move forward that the community will
22 be able to utilize that building and we would be able to
23 bring in additional revenues for future rehabilitation of the
24 Stewart Indian School.

Page 18

Page 20

1 So I'll pause if there's questions on particular
2 projects or do you want to take a moment at the end. What's
3 your pleasure?

4 CHAIRMAN CLUTTS: I think we'll take a moment at
5 the end.

6 MR. BARTON: All right. So our second project
7 for consideration we brought to you two years ago. It's out
8 at the Lost City Museum in rural Overton, Nevada. We've got
9 a building there. The original portion of the building from
10 1935 has failed plumbing and notably the sanitary sewer line
11 out of the building has collapsed and has restricted flows.
12 From time to time we get some pretty horrible odors in the
13 building. We've capped off what we can. But we've
14 determined that there's disintegrating pipes in the walls and
15 the facility. It creates a life safety issue. We've got
16 staff. Fortunately it has not impacted the public areas of
17 the museum yet. But this would overhaul and upgrade the
18 sanitary sewer system. We consider it a pretty high priority
19 in the grand scheme of things.

20 Also, we have a video that we took of the
21 collapsed line, but I thought it's a little too early in the
22 morning to be showing that. So we'll move on. Sherry.

23 MS. RUPERT: Sure. The next project is the old
24 gym rehabilitation and seismic stabilization at the Stewart

1 MR. BARTON: All right. We'll move on to Nevada
2 State Railroad Museum in Boulder City. This is a final
3 design and new construction project at 13.7 million dollars.
4 The Nevada State Railroad Museum in Boulder City got started
5 in 1875 when the Union Pacific Railroad abandoned the line
6 through Henderson on to Boulder City, Nevada. We in turn
7 came up with an agreement with Henderson to put the Henderson
8 tracks under Henderson's control and we maintain the tracks
9 from the railroad past Boulder City.

10 We opened a modest tourist railroad really out
11 there in 2001. And in that first year we had about 1600
12 riders on maybe ten weekends.

13 By 2015 on two days a week for ten months of the
14 year we had over 43,000 train riders. This year we're on
15 target to have 55,000 train riders. It's a big operation.
16 We have exceeded the capacity of the very small facilities
17 that exist there in Boulder City. And, again, using private
18 money, using about 400,000 in private money, we began a
19 project last year with architects in Las Vegas.

20 We went through a master planning process for the
21 site in looking how to connect this site to Henderson to
22 create new experiences that go beyond, as the cover of our
23 promotion piece that you have says "More Than Just a Train
24 Ride," where we combine various recreational and educational

Page 21

1 opportunities in a way more comprehensive way. This project
2 promotes supporting controls from the City of Henderson and
3 the City of Boulder City.

4 And phase one would construct the new visitors
5 center, which we sorely need right now. People who wait for
6 the train wait on the platform whether it's 110 degrees or
7 whether it's 45 degrees and the wind is blowing. And we do
8 get a lot of our customers come in the month of December and
9 it's a little cooler down in Las Vegas. Our Santa trains
10 will haul in between 25 and 30,000 customers in the month of
11 December.

12 So I would just like to take a moment and direct
13 your attention to the screen.

14 (Video was played)

15 MR. BARTON: So just to wrap up on this project
16 then, we've got a piece in front of you called "More Than
17 Just a Train Ride." And I direct your attention to page
18 eight where we say it begins with a vision. And truly it
19 does. With the construction of the Interstate 11 project,
20 the railroad line was restored via a railroad overpass and a
21 new highway. So for the first time in 30 years we are now
22 reconnected to Henderson. And that opens up the
23 opportunities that this project has wrapped in it to be able
24 to take longer excursions.

Page 22

1 You can see a very jovial Governor Sandoval there
2 as he's wielding a spike, spiking down the last silver spike
3 on the line. He really didn't do it quite that dramatically,
4 by the way.

5 And then in the centerfold of the document is the
6 master plan site plan. And what we're talking about in this
7 particular project request is off on the right side where we
8 have moved the focus of the museum away from the Yucca
9 Street, which is on the left side, and focusing down towards
10 the center district and the historic district of Boulder
11 City. Now that the bypass is open, traffic is calm through
12 the community. We want to be partners with Boulder City in
13 creating a new economic and recreational series of
14 opportunities so we're moving or shifting operations to the
15 far right.

16 And included in this project would be items one,
17 two, three, four, seven, and the access road, eight, would be
18 part of this project. And then later phases would include a
19 linear park and a connection to the existing trail system.

20 Moving on to the next project, this is at the
21 Nevada State Museum in Las Vegas where we're seeking funds to
22 replace a failed lighting and control system. This facility
23 was opened in 2011. It was built in 2008. And the economic
24 recession caused us to take a little pause before we were

Page 23

1 able to open.

2 And this is a \$213,000 project to replace the
3 lighting controls that control all the aspects of the
4 lighting in the building. The system is obsolete and we're
5 no longer able to get parts for it. And actually if you take
6 a look, a careful look, you'll see someone holding a five and
7 a quarter inch floppy disc. That's how the system is
8 maintained. We have to have a very old computer for us to be
9 able to keep this system running.

10 Sherry.

11 MS. RUPERT: Thank you. So as we are asking you
12 to continue the state's investment in not only the cultural
13 center -- I'm sorry -- the old gym. There's a lot of
14 projects going on out at Stewart. The old gym, we're also
15 asking you to consider the old bakery building. Actually, it
16 was a bakery building and then it was a post office out at
17 Stewart. And we're looking at repurposing that for
18 collection storage for the Stewart Indian School Cultural
19 Center and Museum.

20 Currently the collections are stored up at the
21 repository up off of Topsy Lane through the Division of
22 Museums and History. And what we would like to do is bring
23 those collections to the Stewart Indian School where they're
24 going to be exhibited. This will allow staff to have access

Page 24

1 to the collections when needed. Currently they have to make
2 an appointment to access the collection up on Topsy. It just
3 makes sense to have the collections on the campus.

4 As far as the cultural center building, you might
5 ask, well, why can't you use that building for collections.
6 There's no room in that particular building. The first floor
7 is going to be all exhibits. The second floor, the floor
8 doesn't -- What are the correct words here? The load of the
9 second floor due to limitation of the structural load
10 capacity do not allow for the larger items in the collections
11 to be housed on that particular floor. Currently there's a
12 portion of the collection that is in the Nevada Indian
13 Commission office, but that's just one little office space in
14 there.

15 Our museum director has determined that the
16 collections would require approximately 2,000 square feet of
17 space to be housed. With renovating building number 19,
18 which is the bakery building, that would provide another 1646
19 square feet of space for the collections.

20 It says here that the renovations would include
21 HazMat mitigation and complete interior renovation and
22 installation of high density mobile shelving for the storage
23 of the Stewart Indian Cultural Center and Museum collections.

24 I did want to mention, because I'm not sure it

Page 25

1 shows up in the paperwork there, that the NIC was able to
2 utilize some FY 18 funding in the amount of \$9,950 on
3 improvements to the building. 1,850 was spent on asbestos
4 abatement and \$1,800 on concrete work for replacement of the
5 north and south porches.

6 MR. BARTON: Moving along to our next project.

7 At the Nevada State Railroad Museum here in Carson City, a
8 technology upgrade. The facility was built in about 1980 and
9 the infrastructure on site does not allow us to have
10 reasonable technology. We're using dial-up speed
11 connections, which in today's world for museums, we need a
12 lot of data as to most agencies. We move large files related
13 to collections. We now are using technology and exhibits
14 more and more so. And so we're really limited and hampered
15 by not having the ability to have broadband speed
16 communication.

17 That photo is one of our past facility managers
18 who was trying to access the Grainger catalog on line and you
19 can see what happened to him.

20 Priority eight for the Division of Museums and
21 History goes back to the Indian Hills Curatorial Center for
22 new construction. And, again, we brought private money to
23 the table, regarding theme, of about \$110,000 to do a site
24 master plan and a schematic design for a new facility at

Page 26

1 Indian Hills to alleviate in a more comprehensive way the
2 collection storage issues that we've got in terms of space.

3 We've got, as I said, the ten-acre site. We've
4 got plenty of room to develop. This would be a new building
5 not connected directly to the existing structure. It would
6 provide the offices, the work spaces. When collections come
7 in to a museum there's an extensive process that we undertake
8 to ensure that those materials are safe and we don't bring in
9 something that could harm existing collections. They're
10 studied. And then those materials are placed in the storage.
11 So this would build us about 30,000 square feet, including
12 office space, and help us consolidate collections.

13 And I believe Thor Dyson is here from NDOT. And
14 I'm going to ask Thor to just come forward for a moment. We
15 stored collections throughout Carson City and other
16 facilities and we've been kind of squatters at an NDOT
17 facility on Hot Springs Road for a number of years. We've
18 got 7,000 square feet of collections in that space, which are
19 not ideal for the collections. They're not
20 environmentally-controlled because it's an NDOT garage and
21 doors are open and different kind of pests come in to the
22 building and we've had to go back in and treat for bird
23 droppings and other nasty substances. So NDOT is looking for
24 ways and strategies to help us as well. So Thor.

Page 27

1 MR. DYSON: Yes. Thank you. Thor Dyson, Nevada
2 Department of Transportation. So we're very interested in
3 assisting Peter and the particular project. We have
4 opportunities where we can help them move, we can provide
5 some resources that will facilitate this particular move.
6 We're also in need of this area that is being occupied and
7 we're happy to continue to do so. But we're also
8 experiencing some resource needs for storage and increase of
9 our facility, use of our facility. So anything we can do to
10 assist, I assure you we will, within our capacity. NDOT has
11 a lot of resources and opportunities to assist this
12 particular project.

13 MR. BARTON: Thank you, Thor.

14 And we are accredited by the American Alliance of
15 Museums. We're about -- We're one of ten percent of the
16 museums. There's less than a thousand accredited museums in
17 the United States. And the last time we had to go for
18 re-accreditation, which was almost ten years ago, we were
19 threatened with the loss of accreditation because of the
20 conditions of our storage centers and our lack of storage
21 capacity.

22 And what this means to the people of Nevada is
23 twofold. First, in terms of collecting historical assets,
24 we've essentially slowed if not almost stopped collecting.

Page 28

1 And we'll be criticized 50 or a hundred years from now for
2 the gaps in our collections because we're having to turn
3 things away and be far, far more selective in what we
4 collect, because once we take that object, we have a
5 perpetual obligation to maintain and preserve it and we don't
6 have the space to do that.

7 The second part of that is for the collections
8 that we hold for federal and other state partners. Those
9 projects, if you can't do the archeological mitigation of
10 those sites, those projects stop, and there's a real threat
11 to economic development in the State of Nevada. So I know
12 it's -- You know, I heard the priorities that Ward expressed
13 earlier for funding and I actually agree with him. And so
14 when I come here and ask now for the eighth time for a
15 warehouse to store stuff, I know it's a tough sale. I'm
16 going to ask you to think critically about this project.
17 It's now impacting NDOT and they're seeking ways, as you just
18 heard, to partner with us. We need to move on this and keep
19 accreditation and keep the economic wheels rolling in Nevada.

20 On to project number nine, priority number nine
21 is back in Las Vegas Museum to introduce an intrusion alarm
22 system and improve the video surveillance system. Again, as
23 we built this museum during heights of the recession, it had
24 to move some systems out of the project that were deemed not

1 critically necessary. But we have no intrusion alarm at this
2 facility. And it houses major textile collections. It holds
3 one of the largest, if not the largest, collection of gaming
4 objects anywhere in the United States. So we're pretty
5 adamant that we need an intrusion alarm system on exterior
6 doors and to improve interior security and security in the
7 collection storage areas.

8 And our video surveillance system has got a
9 number of gaps in it. Again, it's an older system that can
10 no longer be maintained. There's two security guards trying
11 to observe what's going on in a 78,000 square foot
12 environment. So the ability to have good and contemporary
13 technology is pretty crucial.

14 Next project comes back to the Nevada State
15 Railroad Museum here in Carson City. You may have heard that
16 in January of 2017 there was a major flood event in Carson
17 City. And I don't think any property was more adversely
18 impacted than the railroad museum. Storm flows that came off
19 the hills behind, the canyons behind the museum, were
20 actually misdirected across our property, caused extensive
21 flooding, washouts. The museum was closed for over two
22 months.

23 As working with both FEMA and the state's
24 insurance carrier, we were able to mitigate the immediate

1 damages. Fortunately no collections were destroyed.
2 Railroad objects being large and typically up off the ground,
3 we didn't suffer any damage to collections, but the public
4 areas became unsafe. It took, as I said, two months to get
5 the property in shape to reopen to the public.

6 This project, which you see here, which has
7 external funding of 205,000 available to it would bolster the
8 property, would look at the exterior of the property, the
9 drainage systems, make improvements to those drainage systems
10 such that we would hope that we would not have another flood
11 event or damage to the property going forward.

12 And the total cost at this time to mitigate the
13 damage is about a half million dollars. Some of that was
14 covered by FEMA and the state's risk management.

15 MR. PATRICK: Mr. Chairman, Ward Patrick. I
16 wanted to make notes over some housekeeping to enable the
17 board to go back and answer some of these questions, and so I
18 would offer that the book is -- the book is ordered by
19 department and rank because people probably noticed. So when
20 we go back if you have questions we might refer to the
21 ranking of the project. So like a question regarding number
22 four ranked project. Because that will be kind of -- or
23 which page it was on, those will be kind of the areas that I
24 think will help everybody tune in to which project it is so

1 we can relate it back in the book.

2 And then maybe we would take an interim here
3 after we've done the first ten of 25 projects and maybe now
4 would be a good time to hear some of the questions. And I
5 would offer in the interest I'll lead with that if that's
6 okay with you, Mr. Chairman.

7 CHAIRMAN CLUTTS: Thank you, Mr. Patrick. I
8 agree. I was going to jump in and cut it halfway too because
9 you start to forget what your questions are if you haven't
10 wrote them down. So at this point I'll open it up to the
11 board for any questions if you want to address those now. If
12 there's anything with the number one project we can start
13 there.

14 Mr. Patrick, did you have something else you
15 wanted to say?

16 MR. PATRICK: Ward Patrick for the record. Thank
17 you. I would just like to hear a little bit about the
18 funding on these projects. I know there's three projects
19 we've already covered that had other funding as far as the
20 project. So I'm sure the board would be interested in
21 knowing has that funding been secured and is there a sunset
22 on that, a little bit of information about the funding maybe
23 as we go through these ten projects, there's three of them
24 with other funding, if we can just hear about the sunset base

1 and if it's secured and the type of funding. Thank you.

2 MR. BARTON: So, for the record again, Peter
3 Barton, administrator. The first project lists \$100,000 in
4 private funding. This is truly private funding. It does not
5 sunset. It's available now. It's derived from fees from
6 service that are related to our collections management
7 activities. So those funds are secured and available and
8 there's no sunset on those.

9 CHAIRMAN CLUTTS: Other questions with respect to
10 project one?

11 MR. CATES: I have say question. Can you talk
12 about the difference between project one and project eight
13 but I want to make sure the record is clear with respect to
14 that?

15 MR. BARTON: Certainly. For the record again,
16 Peter Barton. Project number one is kind of a short stop gap
17 measure to take care of an immediate need for a small amount
18 of storage so that we can continue to maintain our program in
19 terms of taking in collections from projects that occur
20 across Nevada, mandated and legally-required projects. It
21 kind of keeps the flow going in the short term while we
22 continue to address a separate building, a new separate
23 contemporary building, contemporary temperature and humidity
24 controls and environment, which is that latter project.

1 And I've just been made aware that Brian Hawkin,
2 who is the state archeologist for the Bureau of Land
3 Management, and Brian, maybe if you could come up and speak
4 as we get up to project number eight again. Did that address
5 your question?

6 Any questions on project two?

7 CHAIRMAN CLUTTS: Excuse me one second. I wasn't
8 sure if he was jumping in on this particular --

9 MR. HAWKIN: Sure. I'm Brian Hawkin, the lead
10 archeologist for BLM Nevada. And I guess one thing that I
11 can say is that BLM and the Nevada State Museum, we've been
12 partnering for probably close to 30 years now on collections
13 and we've had ongoing assistance agreements with the Nevada
14 State Museum. And so the BLM has been contributing funds
15 over those years. I haven't gone back to all the assistance
16 agreements and added it up. But I'm sure it's well over a
17 million dollars that the BLM has contributed over the years
18 to the Nevada State Museum for curation collections.

19 The important functions, like Peter said, are not
20 only these collections regulatorily required and they are
21 required prior to, you know, the construction of large scale
22 infrastructure projects in Nevada that typically are on BLM
23 lands as well as private lands, in some cases state lands.
24 But -- So it's not only the preservation and curation of

1 questions? Mr. Hand.

2 MEMBER HAND: Adam Hand for the record. This may
3 be directed towards Patrick, either Ward or Patrick. If this
4 work is required, what sort of funding is generated to permit
5 the process and so forth? Or is there any generated through
6 the permit process and so forth? And I wonder if that might
7 be a source of revenue for each if it's not today.

8 MR. PATRICK: Ward Patrick for the record. If
9 you could clarify the permit process, the Public Works
10 Division, we have the building permit process which probably
11 wouldn't be providing any funding.

12 MEMBER HAND: You said would not be?

13 MR. PATRICK: Correct.

14 MEMBER HAND: So when a project is planned, why
15 isn't there some funds set aside for these activities if it's
16 a requirement? I guess is really my fundamental question as
17 to why we're here and we have a conversation about this.

18 MR. PATRICK: Ward Patrick for the record. We're
19 looking at a group of projects here that total to pushing up
20 to two billion dollars and we understand the available
21 funding for bond capacity is in the order of magnitude of a
22 hundred million to 120 million dollars. So there will be
23 significant projects that will have needs for funding and
24 will go unfunded.

1 these collections but also the interpretation of them. So
2 the museum uses these collections in interpretation to
3 enhance public education and outreach in the museum as well
4 as research. The collections are not just placed in this
5 back building and just collecting dust where nobody looks at
6 them. Research is coming in all the time and using and
7 working with these collections.

8 So the BLM plans to continue to partner with the
9 Nevada State Museum and continue to contribute funds to
10 enhance our partnership and then the collections.

11 CHAIRMAN CLUTTS: Thank you, sir.

12 Mr. Patrick, quick question. I believe,
13 Mr. Barton, you said there's a complete set of biddable
14 documents. Have those been vetted and are those ready to go
15 to permit?

16 MR. PATRICK: I'm sorry, Chairman. Which
17 projects are we talking about?

18 CHAIRMAN CLUTTS: Number one.

19 MR. BARTON: Construction documents were
20 completed by Paul Kavin and Associates here in June, just
21 before the end of June.

22 MR. PATRICK: Based on that information, it would
23 be ready to go to construction.

24 CHAIRMAN CLUTTS: Thank you. Are there any other

1 And so one of the priorities of I believe the
2 governor's office of finance and the Public Works Division is
3 to work hard to do adequate planning but yet not over plan.
4 Why plan for things that are not on the table to be
5 constructed?

6 And so I understand the justification here that
7 this is required. And so there is that hundred to 120
8 million dollars of bond funding. This is a priority one
9 project for the agency. And so it will be up to our process
10 to ensure that these required projects you get part of that
11 hundred million dollars.

12 MEMBER HAND: Thank you.

13 CHAIRMAN CLUTTS: Any other questions on project
14 one? Any questions on project two? Project three?

15 MR. CATES: I have a comment on project three.

16 CHAIRMAN CLUTTS: Director Cates.

17 MR. CATES: I just want to -- I don't think it's
18 a surprise to anybody that the Stewart Indian School and
19 turning it in to a cultural tourism destination has been a
20 big priority for the governor. He was very supportive last
21 session and I know he's very interested in seeing this
22 project go forward.

23 CHAIRMAN CLUTTS: Thank you.

24 Any questions on project number four? I do have

Page 37

1 a question, Mr. Barton. With respect to -- it didn't show
2 that there was any funding, outside funding, but you did
3 mention that there was some master planning done by LGA which
4 would imply that you have invested some monies in to this
5 project long term; correct?

6 MR. BARTON: For the record, Peter Barton. That
7 is correct. We received an appropriation of \$469,000 through
8 the Department of Tourism and Cultural Affairs, which was
9 lodging tax revenue, non-general fund revenue that was used
10 to engage the architect for master plan and schematic design.
11 We have not spent all of those funds because, as the
12 construction costs escalated, we couldn't complete the
13 design. We thought schematic design was the right time to
14 pause the project and actually develop tools such as you see
15 here. And there is a fundraising group that has just been
16 commissioned to go through southern Nevada and seek if
17 there's private investment. It's just premature to know how
18 that's going to turn out. But we are actively out seeking
19 private funding for the investment as well.

20 CHAIRMAN CLUTTS: Thank you, Mr. Barton.
21 Any other questions?
22 Project number five? Project six? I'll put it
23 this way. Are there any other questions on any projects
24 other than ten?

Page 38

1 MR. CATES: I have a comment. I want to give a
2 little plug for cultural affairs as an alum of cultural
3 affairs. I know Peter has been asking for projects for the
4 Indian Hills Curatorial Center for a long time. And I really
5 just want to emphasize, I've been in the facility. I know
6 how cramped it is with things, with artifacts. And I really
7 want to focus on the comments he made about how they are
8 turning away artifacts that are important to the state's
9 history and we will forever lose the opportunity to have
10 those in the public domain. And I think that's what we're
11 losing every day that this project doesn't get done. And I
12 just wanted to put in a personal plug for it.

13 CHAIRMAN CLUTTS: Thank you, Director Cates.
14 Any other questions before we move on to project
15 11?

16 MR. PATRICK: Mr. Chairman, Ward Patrick for the
17 record. Peter, if you would address the funding questions on
18 project eight, nine, and ten about the availability of
19 funding, if there's secured and sunset, that would be
20 fantastic.

21 MR. BARTON: For the record, Peter Barton. On
22 the Indian Hills Curatorial Center on project number eight,
23 there was private funding used to develop the site master
24 plan in to schematic design package. Those funds have been

Page 39

1 expended. They were just in excess of \$100,000. They were
2 private funds, again, that came via the Department of Tourism
3 and Cultural Affairs. Those funds have been spent. There is
4 no external funding been identified in terms of final design
5 and construction at this point in time.

6 And then project ten, the Nevada State Railroad
7 Museum, Carson City, has available to it the funding in the
8 amount of \$205,000 that is derived from insurance proceeds.
9 Those funds potentially could sunset the insurance companies.
10 Similar in nature to close that claim out, we have suggested
11 that we need at least another 18 months to be able to do
12 that, this public works and the budget process to go forward.
13 We won't have an answer until likely next June. And the
14 insurance carrier has agreed to that in writing to the
15 Division of Risk Management. So that does have a potential
16 sunset by the end of 2019.

17 CHAIRMAN CLUTTS: So, Mr. Barton, if this is not
18 funded you will lose that?

19 MR. BARTON: That's correct. That's a potential
20 loss to those funds, that is correct.

21 CHAIRMAN CLUTTS: Thank you.

22 MR. BARTON: If it's your pleasure I'll move on
23 to project 11. And I'll just ask Mr. Patrick, we've actually
24 gone through our 40 minutes, so we're now kind of -- If you

Page 40

1 want me to go forward, I certainly will. We're scheduled
2 until 10:40, but I want to be fair to everyone. Your
3 pleasure. I'm happy to go on.

4 CHAIRMAN CLUTTS: Yes, please. I think go ahead
5 and just expedite it a little bit. Thank you.

6 MR. BARTON: So project 11 goes back to Indian
7 Hills Curatorial Center and renovates the existing building.
8 Again, to be clear, this is separate from project eight which
9 would be the new structure. The existing building has a few
10 Reznor heaters and has no cooling capacity whatsoever. The
11 temperature fluctuations in there are dramatic in the
12 summertime.

13 This project would do two things. Internal
14 insulating of the building to control an environment,
15 somewhat to stabilize the environment, and would put new HVAC
16 in the facility on both sides, historical and the
17 anthropological collections. It's \$592,000 per the Public
18 Works estimate. And, again, this is to stabilize the
19 environment. The facility is critical to us, but right now
20 it's in the summertime, it can be pretty warm inside, which
21 is not the best for collections. Recognizing that, we don't
22 put our most fragile collections in this building. We
23 maintain those in the state museum where we've carved out
24 space collection and where we can better control the

Page 41

Page 43

1 environment.

2 But, again, the American Alliance of Facility
3 Standards ten years ago came to us and said we're going to
4 pull your accreditation if you don't fix some of these
5 things. And this is one that they specifically brought to
6 our attention.

7 Project number 12 or priority 12 is out at East
8 Ely Railroad Depot Museum. This is a 1907 historic
9 structure. It's on the national register and it's part of a
10 national historic landmark district. It services our museum
11 out there.

12 We're looking to replace failing windows
13 throughout the building. And the baseboard electric heating
14 system was put in, oh, close to 30 years ago now and it's
15 very difficult to control and is certainly not very energy
16 efficient. And I know those of you who have been to Ely in
17 the wintertime -- I've been out there when it's minus ten and
18 had to sit in the museum with my coat on all day just to try
19 and stay warm. So a critical project for us in Ely.

20 One of our other collection storage facilities is
21 Marjorie Russell Textile Research Center out on Arrowhead
22 Drive here in Carson City. That facility has HVAC system
23 that has really exceeded its serviceable life. And we're
24 quite concerned. And this is a high rank and facility

1 You know, it's tough when we have to rank these projects.
2 It's, like, which is your favorite child. And this is, even
3 though it's number 14, it is a pretty high priority for
4 protection of state assets.

5 A similar situation out in Overton where we lack
6 exterior parking lot lighting, which limits our ability to
7 host evening events, particularly in the winter months, and
8 creates a security concern for us.

9 Moving along rapidly, at the Nevada State Museum
10 here in Carson City, we have a project seeking to do some
11 advanced planning. The facility is comprised of prehistoric
12 US mint, two additions to the mint, the concourse and then
13 the north building. And all of this space and all of the
14 exhibit galleries, we have very limited space for public
15 gatherings to host events. Right now we've got one gallery
16 in each building that will hold 85 persons for events. We do
17 monthly public programs and they sell out regularly and we
18 end up having to repeat the programs, two and three times.
19 Not that that's a bad thing. But we definitely need some
20 larger event space and this would help us do some master
21 planning and schematic design to alleviate that issue.

22 Moving to the Nevada Historical Society in Reno,
23 another HVAC system renovation. Another roof-mounted system.
24 And that has aged beyond its serviceable life. And some duct

Page 42

Page 44

1 condition analysis for replacement of the roof and the HVAC
2 system there.

3 You're seeing a common theme with HVAC and
4 security systems here at the Nevada State Railroad Museum
5 here in Carson City. This is an aerial view of the
6 photograph, 13-acre site. It has several buildings and
7 historic railroad depot, the water tower, historic station
8 masters, home main interpretive center, and then various
9 annex buildings and the railroad restoration shop. Here we
10 have no intrusion system. We have suffered a loss here.
11 Unfortunately some railroad items have high value in the
12 market place and we've got some very precious artifacts in
13 this facility.

14 And one that you're beginning to hear a lot about
15 is next year, May of 2019, marks the 150th anniversary of the
16 Transcontinental Railroad. The State of Nevada owns the last
17 piece of the railroad rolling stop. And we have the last
18 coach. It was the director's car for the Central Pacific
19 Railroad that carried the gold spike to promontory in 1869.
20 We have that object. It's a fairly fragile wooden object.
21 We have locomotives that date from 1875 that operate. We've
22 had break-ins where people attempt to steal some of the
23 hardware from those locomotives.

24 So we place a high priority, even though it's --

1 work is beginning to leak and we're getting issues of water
2 penetration in to the building and on to collections.

3 Nevada State Railroad Museum in Carson City.
4 Again to insulate the walls and replace exterior doors in the
5 annex, which holds a lot of our large equipment collections.
6 These doors are 30 years old. They're manual doors. We rely
7 on volunteers, a lot of volunteers, to help us present our
8 public programs. These doors, we've had a couple of
9 volunteers get injured trying to open and close these doors.
10 So we're seeking to replace those and to do some insulation
11 right now. The temperature fluctuation in that building is
12 such that it actually rains inside the building from time to
13 time because of the change in the environment.

14 Going back to Reno, the Nevada Historical
15 Society. We're currently located on the campus of the
16 University of Nevada. It's a 99-year land lease. We've got
17 a 22,000 square foot building. Here again we've exceeded our
18 capacity to store collections. We have stopped collecting
19 materials that are presented to the Historical Society.
20 We've been working with University of Nevada for
21 the last year and looking at properties that they wish to
22 dispose of. They have a critical need for space on campus.
23 So they have a need. We have a need. We're trying to
24 partner and fulfill both sides of that equation by looking at

Page 45

1 possible acquisition of the Warren Nelson Building on Second
2 Street in Reno. Far better location for the Historical
3 Society, puts us downtown. Almost tripling the size of the
4 building, which will enable some growth. This will seek some
5 advanced planning for that project.

6 Moving back to the Nevada State Railroad Museum
7 in Carson City. The railroad ties on that facility were used
8 ties when they were installed in 1980 but they were
9 serviceable. Many of them have now failed. And if you don't
10 keep the ties, the gauge spreads and occasionally we have a
11 derail and drop a steam locomotive on the ground. And it's
12 not a pretty picture trying to get it back up on the rails.
13 This project would replace the railroad ties and switch ties,
14 do some grading and some new balanced work and then what we
15 call align the track to make sure it gives the best service
16 for the operating railroad.

17 An HVAC system renovation in the interpretive
18 center in the Railroad Restoration Shop here at the Carson
19 City Railroad Museum again. No cooling, very little
20 ventilation, and some failing Reznor heater units that are,
21 of course, ceiling-suspended units.

22 Also the railroad museum and electrical upgrade
23 to place panels that are original to the building's
24 construction. As we put new interpretive exhibits in,

Page 46

1 there's more technology, more electrical. And we're at
2 capacity in these panels.

3 Nevada State Railroad Museum again in Carson
4 City. The advanced planning project. We've got the interior
5 of the building and we've got a 13-acre site, which the
6 director and I think he may be in the audience, says is the
7 13 happiest acres in Nevada. Is that it?

8 To look to take advantage of the exterior of the
9 facility to move the interpretation to the next level and
10 create some immersive environment that look at mining,
11 agriculture, and how products were extracted from the ground,
12 processed and then delivered to a custom. We can do that on
13 that site as we provide for some interpretive planning.

14 In Boulder City we're looking to expand an
15 existing open-sided display pavilion for most precious
16 equipment. That equipment sits out in that desert sun 24/7,
17 365 days of the year. This project would extend the existing
18 pavilion, regardless of the new construction. This would be
19 a need to house some equipment.

20 And then, lastly, at the Carson City Railroad
21 Museum, a potential expansion to the existing interpretive
22 center, which when it was built in 1980 was envisioned to be
23 expanded upon at some point in time we've got restored
24 equipment including the one of a kind and McKen motor car

Page 47

1 which is to be held right now in the annex or the restoration
2 shop, which takes it out of the prime view. This would
3 create new interpretive spaces and classroom spaces for the
4 museum.

5 I end with just to recognize, and I know you have
6 these later, there are statewide programs, that we have needs
7 within both ADA out at Lost City, roof replacement in Las
8 Vegas and Carson City and the State Railroad Museum here in
9 Carson City and Las Vegas at the state museum. And then some
10 fire suppression projects both at the Stewart Gym and the
11 Carson City Railroad Museum. East Ely Freight Depot in Ely.
12 Particularly we're not able to use the freight depot for
13 public purposes because it does not have a fire suppression
14 system. There are other issues as well. But we're trying to
15 at least move in the direction where we can use that facility
16 for public purposes.

17 And I believe that's all we got.

18 Oh, we have paving. How can I forget paving?

19 We've got some paving needs, both maintenance needs, in
20 Boulder City and at the Russell Textile Center in a possible
21 expanded area in Boulder City. You'll be hearing those
22 projects, as I said, later on. Now I'm done.

23 CHAIRMAN CLUTTS: Thank you, Mr. Barton.

24 Are there any questions?

Page 48

1 I just wanted to say for the record that, once,
2 again, there are a number of projects here that are deferred
3 maintenance projects. And hopefully one day we'll be able to
4 actually address those within the budget.

5 Ma'am, Gentlemen, thank you very much.

6 MR. BARTON: Okay. And just, you know, I
7 mentioned earlier about bringing money to the table. Your
8 current administrator also said if you bring money to the
9 table, bring it in small bills, so I did bring small bills.

10 CHAIRMAN CLUTTS: Okay. Moving on to --
11 (The court reporter interrupts)

12 CHAIRMAN CLUTTS: We're going to take a
13 ten-minute break.

14 (Break was taken)

15 CHAIRMAN CLUTTS: Okay. We're going to get
16 started again here. Welcome, Department of Agriculture.

17 MS. CONRAD: Hi. Thank you. I'm Jerri Conrad.
18 I'm the interim director for the Department of Agriculture.
19 And here at the table with me is Homa Anooshehpour. She's
20 our food and nutrition administrator.

21 CHAIRMAN CLUTTS: Can I ask one favor? Would you
22 mind sliding those microphones over, whoever is going to
23 speak.

24 MS. CONRAD: Thank you. We also have Debra

1 Crowley, our fiscal administrator, Mike Geissinger, our
2 utility manager, and Darren Murphy, our warehouse manager,
3 with us if case there's any questions.

4 So here's an overview of our department and some
5 info about our division and basic info on our buildings and
6 laboratories and such.

7 NDA budget is 220 million dollars annually, less
8 than one percent of which is general fund.

9 Our priority number one project that we're going
10 to talk about is freezer renovation in the north. And some
11 of you might remember us, we were here two years ago,
12 regarding the same project.

13 Our second project, priority number two, is a
14 southern warehouse. And both of these projects have an
15 impact on Nevada's food storage.

16 Homa is going to talk about our northern freezer
17 renovation next. And you'll see the number here. The number
18 here is the total request is estimate based upon public
19 works.

20 MS. ANOOSHEHPOOR: We are requesting about over
21 two million dollars to remove and replace two existing
22 drive-in freezer, the freezer that have been highlighted in
23 the previous slides. And they are about 3900 square feet and
24 are estimated to be 40 to 45 years old. And the life

1 without having the adequate storage space. And that means
2 that our children, elderly, and families don't get food and
3 may go hungry.

4 What are the consequences if not approved? The
5 condition of the current freezer with maintenance and repair
6 down time is already creating operational hardship on these
7 programs.

8 We received about \$900,000 upgrading funds from
9 USDA and almost 15 million dollars of food commodities that
10 could be withheld if we don't have adequate storage space.
11 And, as you saw in the picture, ice and condensation build-up
12 put employees at increased risk because of the slip or fall
13 or falling on ice or ceiling tiles.

14 If the freezer stops working, those crucial
15 programs that we talked about are going to be interrupted
16 while we are looking for lease space for a freezer. And that
17 means an interruption of the service also for people that we
18 are providing food and who are in need of food. And also we
19 are providing food that we would be losing as a result.

20 So, as you see, we have three significant
21 concerns here in the interruption to the service to the
22 Nevada population. We are concerned about the safety of our
23 employees and also the liability for loss of the food, which
24 may have a fiscal consequence for us from USDA.

1 expectancy of freezer of this size is about 20 to 25. So you
2 already see that these existing freezers are 20 years beyond
3 their useful life expectancy.

4 Many components of the freezer, including the
5 condenser, evaporator coils, and fan motors are obsolete.
6 And condensation and ice build-up are a hazard and
7 temperature fluctuation are a constant, which may result in
8 collapse of the ceiling or loss of food.

9 As you see, the picture speaks to the problem and
10 you can see the tile is coming off and the ice is hanging
11 from the ceiling. And we are really concerned about the
12 safety with this kind of ice coming down the ceiling.

13 We, at the Department of Agriculture, we oversee
14 15 other, 13 other agencies with these food programs. So
15 these programs are really crucial and are directly affected
16 by the need for adequate storage. So this program includes
17 national school lunch program, commodity supplemental food
18 program, child and adult care food program, summer food
19 service program, food distribution program on Indian
20 reservations, and nutrition services incentive program.

21 These programs are crucial because of providing
22 access to safe and nutritious food for food that ensures
23 Nevada's population such as children, families, and elderly.

24 We cannot participate in the USDA food program

1 MS. CONRAD: Thank you, Homa.

2 So, we'll move on to project number two, which is
3 our second priority. And again you can see the upwards
4 estimate there. There's an overview of our staffing in the
5 Las Vegas office and this request is for our southern
6 headquarters warehouse.

7 This building -- Our current building, which I'll
8 show an overview for you in just a moment, was a hundred
9 percent NDA-funded. Our contribution was approximately a
10 million dollars for the building itself. And that was, I
11 don't know if any of you have been there, but that's the old
12 Metro building that opened a few years ago with our staff.

13 So this is a layout of the property. And you can
14 see here this extra parking area at the bottom of this image
15 is not really of any use to us as it stands. And so we with
16 the growth that we've had in Las Vegas and some of our
17 programs, which we'll talk about in a moment, we thought that
18 parking area could be put to better use with a warehouse.

19 The warehouse will cover a few areas. The main
20 purpose of the warehouse is our whole and dry food storage,
21 which Homa will talk about in just a moment. It will also
22 serve for some growth areas that we're having across all of
23 our divisions down there by serving with office space as well
24 as laboratory space.

Page 53

1 Here's one more image with a mock-up of what the
2 kind of space that the building might take up there in the
3 overall layout.
4 Over the last four years, all of our divisions
5 that are in our southern office include equitability, animal,
6 plant, have grown, combined by 31 percent. And we
7 currently -- We're doing all right right now. We have enough
8 office space. We do have one person who serves -- their
9 office is in a laboratory, which we prefer that not to be the
10 case, but we don't have anywhere to put them right now. And
11 so that's part of the planning where we're adding the office
12 space and the laboratory space to the need that we have for
13 the warehouse. And we'll talk more about that specifically.
14 But those same divisions are continuing to grow.
15 And our projection right now will be over the next five years
16 of an additional 54 percent growth that we will need because
17 of the demand in services that are happening in Las Vegas.
18 One of the positions that we will be requesting
19 this session is a veterinarian to cover the southern region.
20 And part of the warehouse, and part of the lab space that
21 will house a lab for this position that would help protect
22 the public health in our state's most-populated area.
23 Homa is going to talk about the need that we have
24 in southern Nevada for our food and nutrition services in

Page 54

1 this warehouse.
2 MS. ANOOSHEHPOOR: The same crucial programs that
3 operate all of our northern warehouse also operate in our
4 southern warehouse, except that we serve more population in
5 the southern part of the state than the northern part of the
6 state.
7 As you can see, the number of participants in Las
8 Vegas is over \$300,000 compared -- people compared to 114,000
9 in the north.
10 In the north we have about 9,000 square feet for
11 cold storage and 10,000 square feet for dry food. And we
12 have half of that in Las Vegas. We have the participation
13 three times over the northern part of the State.
14 A new warehouse building in Las Vegas would
15 include 3,000 square foot for cold storage. At this point we
16 are leasing about 2,250 square foot for Las Vegas cold
17 storage and we are paying \$68,000 a month(sic). And as the
18 population grows and we are going to show you the projection,
19 we are in need of more space that is also associated with
20 additional costs.
21 The dry storage amount, this one we had about
22 \$5,000 square feet and it's at its capacity at this point.
23 And, again, we are asking for 7800 because we are expecting
24 growing participation in the southern area.

Page 55

1 As I said, we are also seeing the cold storage in
2 Las Vegas and we are paying \$68,000 and projecting a 12.5
3 percent increase in participation by the year 2022, which
4 again requires additional cold storage, additional cost to
5 our sponsors.
6 The consequences if not approved. Also because
7 of outsourcing we have little control over the process and
8 procedures which has lead in the past to the loss of food and
9 also a non-compliance with our standard operating procedures,
10 which also puts us at the risk of USDA in terms of funding
11 for our programs.
12 And, as I mentioned, due to the max capacity in
13 Las Vegas for dry storage and the program is growing and if
14 we don't get dry food storage, this one is going to be
15 outsourced at an additional cost for us.
16 In conclusion, as we said, our first priority is
17 the freezer in the north. And you saw the two freezers. We
18 are getting about -- in one of them we are getting about
19 20,000 pounds a month of frozen food. And you saw the
20 picture in terms of the hazard for our employees. And, as I
21 mentioned and I would like to state that again, that we are
22 in danger of getting caught from the USDA because we may use
23 the funds for not being able to keep the food and the food
24 might not be able to provide service to our needy population

Page 56

1 in both southern and northern Nevada.
2 Our request number two, which is the warehouse
3 for southern office, that is also important because, first of
4 all, our population is growing and we will have to outsource
5 that because we think it's cost beneficial to have it
6 in-house, and also, again, because we have more control and
7 we have more streamline processing in our warehouse in terms
8 of delivery and making sure that the foods are delivered not
9 only on time but also in the past we had issues with expired
10 food going to our sponsors, which won't happen in our
11 warehouse because we have a system in place. But in cold
12 storage, we have an open door, so why they're doing it and as
13 I mentioned it has caused the loss of food in the past for
14 us.
15 MS. CONRAD: Any questions?
16 CHAIRMAN CLUTTS: Thank you, Ladies.
17 Any questions? Go ahead.
18 MR. CATES: I just have a question about funding
19 because they are school lunch program, the USDA programs that
20 I assume are largely federally-funded. And are you seeking
21 any federal funds for these projects as a result of that?
22 MS. ANOOSHEHPOOR: We did seek the project last
23 year and we were given \$90,000. That's all they had. And it
24 wasn't going to work because there's some structure changes

1 that we have to make. And \$90,000 we couldn't, so we
2 returned the money, because it was one-time funds.

3 CHAIRMAN CLUTTS: When you mentioned sponsor, can
4 you elaborate on what that means, please?

5 MS. ANOOSHEHPOOR: Sure. Our sponsors are school
6 districts that we provide lunch for. Also our senior citizen
7 centers, adult care centers, day care centers. We all call
8 them sponsors.

9 CHAIRMAN CLUTTS: And with respect to the USDA --

10 MS. ANOOSHEHPOOR: Yeah. Also I have to mention
11 that off that 220 million dollars that she's talking about, a
12 hundred million dollars is through the nutrition division.
13 We have the most money for the Department of Agriculture
14 comes from federal. And the only state funding matched for
15 it is between us. That's all.

16 CHAIRMAN CLUTTS: Ma'am, would you like to say
17 something?

18 MS. CROWLEY: Hello. I'm Debra Crowley. I'm the
19 fiscal administrator. I just wanted to comment on the
20 federal contributions. To reiterate, we are a 99 percent
21 non-general funded budget. And so fiscally speaking I would
22 say we are contributing every year. And also the federal
23 government is the one that pays a hundred percent of the
24 school lunch programs except for less than 120,000 general

1 highlight six of the ten. We're going to start out with the
2 multi-agency building and then we'll go in to a couple of
3 water projects and some heating and air conditioning projects
4 we need to accomplish, and then some office upgrades and some
5 storage facilities we are in need of.

6 The first project is an advanced planning project
7 for a multi-agency facility in Las Vegas. In the audience
8 today is Dominique Etchegoyhen. He is a deputy with the
9 Department of Conservation and Natural Resource. This is a
10 joint project. It would be a joint use facility between DCNR
11 and the Nevada Department of Wildlife.

12 We currently operate 4747 Vegas Drive jointly,
13 but not all of their staff is at 4747 and not all of our
14 staff is at 4747 Vegas Drive. This, as other projects you've
15 heard today, was something that was getting traction in the
16 early 2000s prior to the economy downturn. There was some
17 original engineering done on this project.

18 Over the past few years we've worked with the
19 Department of Conservation and Natural Resource and the
20 Public Works Division to review the plans that were developed
21 before, looked at right-sizing it. We worked with TSK. We
22 did a needs assessment. And through that needs assessment
23 process, we found that the plans that were developed in the
24 early 2000s were over our current need. It was a building

1 fund contribution. And that is only to meet match
2 requirements for the federal programs. Thank you.

3 CHAIRMAN CLUTTS: Thank you.

4 Are there any other questions? Thank you very
5 much.

6 MR. ROBB: Good morning, Chairman and Board
7 Members. My name is Jack Robb for the record. I am the
8 deputy director of the Nevada Department of Wildlife. With
9 me today I have Liz Obrien. She's our fiscal deputy. And
10 Rodd Lighthouse, who passed out the handouts. He's a part of
11 our engineering group.

12 Today we have just a few projects in front of
13 you.

14 We have a regional review of our department. We
15 have seven unique divisions spaced throughout the state, as
16 most agencies are. We have 262 full-time employees, 133
17 buildings, 13 radio towers. We have to operate our radio
18 towers separate from everybody else because we are away from
19 traffic controls on a regular basis, so we operate on our own
20 radio towers. 11 management areas, encompassing 120,000
21 acres. Eight major facilities, seven unique divisions, four
22 fish hatcheries. And we operate our department in three
23 unique regions. So that's just a quick overview.

24 We have ten projects in front of you today. I'll

1 that exceeded what we -- what we anticipate needing going
2 forward.

3 So with just a quick overview of this site.
4 4747, it is located right in the middle of the park at
5 Decatur and Vegas Drive. We're surrounded on both sides by
6 park. The City of Las Vegas owns the corner. They just
7 haven't developed that corner yet. We're currently in the
8 process of getting another raise along that property.

9 Our front buildings are to the point that we have
10 a hard time fitting our staff in and all the equipment we
11 have in there and the electrical needs and everything, we're
12 having increased difficulty in there. So we're looking to
13 hopefully work with the City of Las Vegas in transitioning
14 out of this facility in the near future. So that's why we're
15 doing the appraisal.

16 Moving on to the next page, you can see for
17 everything we do there is fairly cramped. And luckily we do
18 sit next to an adjacent park. That's the only way we have
19 ample parking is our staff does park at the park. The back,
20 you can see there is a shop that is undersized. It was built
21 to amass the size of the back of the lot, but we definitely
22 need a bigger facility back there.

23 Our secure parking is noted as secure parking but
24 it is anything but in that neighborhood. We often times have

Page 61

1 break-ins and vandalism occur.
 2 I'll move on to the next page. The main facility
 3 that NDOW occupies is 5,344 square foot and houses 26
 4 employees. It's going to house 30 employees. We have
 5 another location over in Henderson that is an annex office
 6 for registration and licensing. That is an old K-Mart
 7 shopping center in Henderson. K-Mart has shut down. And
 8 every other business in that location has moved out. It's
 9 deteriorated to a point that we need to move four staff
 10 members out of there. So our need at this facility is even
 11 growing as we speak due to the fact we're going to move four
 12 more employees in there.
 13 The annex is not as old as the others. But it is
 14 also grossly undersized for what we're trying to accomplish
 15 in that facility.
 16 The parks, NDF, and SHPO office, it houses 23
 17 employees currently is what we show. It is a newer facility.
 18 There are good neighbors and they have a larger conference
 19 room, so we -- So part of that 5,974 square feet with a large
 20 conference room is what we often share. But it's undersized
 21 for all of our needs.
 22 DCNR also has multiple people spread throughout
 23 the city in other facilities. So we're trying to consolidate
 24 and make it more of a one-stop shop for our customers and be

Page 62

1 more efficient with our own operations. We find that when we
 2 have employees spread throughout the city we don't have the
 3 most efficiency.
 4 We also in scoping out the new building that
 5 we're asking funding for, we have two locations out in
 6 Boulder City that are warehouses that have small offices that
 7 have been converted in to even more office. And they are not
 8 really a livable condition out in Boulder City either.
 9 So we're trying to consult with everybody
 10 throughout the valley and come up with a site that works for
 11 both DCNR and that will better serve the citizens of the Las
 12 Vegas area.
 13 Some of the problems we have at 4747, you can see
 14 the picture number in the right-hand corner, that's some of
 15 our law enforcement officers taking a flat screen TV off the
 16 roof. That's not our flat screen TV. We don't know where
 17 that came from. Somebody from across the street in the
 18 apartment complex must have stole it and tried to hide it
 19 from somebody, so they just left it on our roof. We have
 20 continued vandalism of our HVAC. We have readily available
 21 items and nobody in close proximity at night. They can make
 22 as much noise as they want dismantling this equipment and
 23 they do on a regular basis.
 24 We've had multiple law enforcement concerns

Page 63

1 there. We've had rocks thrown through the window during
 2 business hours with employees in the lobby. We've had
 3 multiple squat incidents right across the street. Multiple
 4 incidents of armed robberies that our law enforcement have
 5 become involved in apprehending or chasing these individuals
 6 to our location and to adjacent locations.
 7 And with the size of it, we have security issues
 8 and we have size issues. We just have multiple issues in the
 9 building. It just -- It's a shame to keep dumping money in
 10 to a building that we're going to get out of at some point
 11 but we still need to maintain that building so we still put
 12 money in to it.
 13 You can see on the next page some of the office
 14 conditions, some of the warehouse conditions. You look at
 15 some of these office and you think, boy, can't you store this
 16 stuff some place else. We don't have any office space and a
 17 lot of it is critical to their daily functions. They can't
 18 even take it home because you don't know what item you may
 19 need on that day. So a lot of our offices, they look
 20 cluttered. But it's really not clutter. It's things that we
 21 need on a daily basis to accomplish our task.
 22 Our warehouse is grossly undersized. And it acts
 23 as multiple things and it's not adequate for our needs at
 24 this point.

Page 64

1 One of the concerns going forward when we get in
 2 to a new place is the amount of parking that we will need.
 3 And that's one of the things that we're going to have to
 4 consider in the design. We have a lot of individuals that
 5 have to drive to work but then they have a work vehicle
 6 because they don't supply take-home vehicles. So we have to
 7 have secure parking and ample parking for the public when
 8 they come in, a big enough space for a boat to pull through
 9 through because we register boats at this location. And we
 10 need to have an identification number inspection. So we need
 11 a large site and different engineering that goes in to most
 12 planning processes.
 13 As I talked about the previous work, on the next
 14 page, TSK has done a needs assessment. So this task that we
 15 have right now in front of you to provide some architectural
 16 design is after they did their needs assessment.
 17 The benefits going forward will be consolidation.
 18 We've had multiple offices, up until a couple of years ago.
 19 We moved in to a joint office and we found that our operation
 20 works so much better having fiscal, having licensing, having
 21 gaming, everybody in one location. Our productivity has
 22 increased greatly. And we were looking for that same type of
 23 opportunity in southern Nevada. Worker safety, increased
 24 public parking, secure parking for employees and agency

1 vehicles, more storage, improved employee work space, and
2 increased public meeting space also.

3 Our next project is water wells for Gallagher
4 Fish Hatchery. This is a standalone fish hatchery. Some of
5 our locations are joint wildlife management areas with fish
6 hatchery. This is a standalone fish hatchery that acts and
7 resides on US Fish and Wildlife service property out in the
8 Ruby Marshes, if some of you are familiar with that location.

9 The next pages will show you, this is a spring
10 box. And I have a background and I worked for a water
11 utility for 15 years. And I look at this water situation out
12 there and it scares me. And it's continued to scare me.
13 This is a spring box. Our domestic supply is spent through a
14 sprig box. When you have a spring box, it's basically
15 surface water under the Clean Treatment Water Act and so you
16 have to treat it like surface water, not groundwater.

17 You can see in the spring box on the steps going
18 down there's a dead mouse on one of the steps. The picture
19 down at the bottom, that is an actual jaw from an animal.
20 The spring box feeds a domestic water supply.

21 We have a water treatment system downstream of
22 our spring box. But we have continued to try to maintain
23 that system. It's been problematic at best over the years
24 and even in the past few years we've had to give bottled

1 a young child and we understand there's another one on the
2 way. So it's a concern we have water quality like this. And
3 this is a well rebuilt plus water lines and other
4 infrastructure to increase fire capacity and other items on
5 that site.

6 The next one is construction of water wells at
7 the Key Pittman wildlife management areas. The reason that
8 the issues are over there between wildlife management areas
9 and fish hatcheries is we have different funding sources and
10 match. Our fish hatcheries do have a match component that we
11 could bring. But with the drought and lower levels at Lake
12 Mead, we've seen a decline in our fishing numbers, in our
13 license sales, which has led to a decline in our match. And
14 we are struggling with the doors we have now to maintain our
15 fish hatcheries and maintain the projects we currently have
16 going and the staff levels we currently have going with the
17 federal match that we have.

18 This next project is on wildlife management area
19 which is under Pittman Robinson, which as of late we've done
20 all right. So there may be a different match or component
21 for that one. But this is also a site that has residents on
22 it. A young couple live there. The well was constructed in
23 1949. It was a hundred feet deep when it was constructed by
24 the laws that we have found. The well is currently set at 57

1 water to our residents at the fish hatchery and multiple
2 residents of the families at the fish hatchery. This is a
3 very remote location, so we require staff to stay on site for
4 24-hour operation of the fish hatchery. They don't have to
5 man it 24 hours, but they have to be available in case we get
6 a little water flow around the station and we need people
7 there to react.

8 So this is a living situation for multiple
9 families and we need to really improve that. And it is not
10 just for domestic supply, the spring box. It is a full water
11 system. If the well and the spring box is there, we need to
12 revamp the whole system up to the houses. So that's one of
13 the water systems we need to get done.

14 The next one is another fish rearing station.
15 It's not a hatchery. It's a rearing station. This one is
16 located up by Baker, Nevada, right below the Great Basin
17 National Park.

18 The well was constructed in 1955 at 32 feet deep.
19 Currently the well is at 14 feet deep. That really doesn't
20 suffice to keep water where you need it to be. We have a
21 leach field in close proximity of that well and it's a
22 concern. It's not constructed to code. No backflow. Not
23 secure. It's greatly exceeded its useful life. And failure
24 is imminent. And we have -- One of the people on station is

1 feet. There is no backflow. There is no separation for
2 other uses on the site. It's separate from the domestic,
3 which can be a health issue also.

4 So this is another situation that it would be a
5 full rebuild of the water system and not just a well that we
6 need to put in there to accommodate fire codes to accommodate
7 safe, livable conditions.

8 The next one is on the Kirch wildlife management
9 area. A few years back in 2016 we did put in a domestic
10 well. Even though there's a lot of water out there on site,
11 a lot of it is spring water. And to drill a well in that
12 location and get good well water is problematic. So the well
13 that we had put in is not sufficient to serve both domestic
14 supply and the irrigation needs of the property. That
15 becomes problematic when the spring serves but the wells
16 can't.

17 This system, the water system was not constructed
18 in a manner that they're split for domestic supply and
19 irrigation use. It's either one or the other. So we have an
20 irrigation need there and we have a domestic need there. And
21 the well we put in doesn't supply that domestic need.

22 So what we're looking to do is separate those
23 systems and have these new systems put in, one from the
24 existing well and one from the spring box that served that

1 location for a long time.

2 We can no longer use the spring box, as we're
3 trying to get away from the Gallagher location and this
4 location we had chlorine issues and had multiple issues with
5 that site. So we had to go away from that system. That's
6 why we drilled the well. But now we have additional problems
7 with water on that site.

8 The next projects are heating and air
9 conditioning systems for the Gallagher Fish Hatchery. You
10 can see in the slides these units are 26 years old. They
11 have R-22 refrigerant and that's getting phased out. They
12 are damaged by multiple things, rodents, trees falling, the
13 ducting. We want this not just new units but we need to
14 replace the ducting because the ducting has multiple issues
15 with rodents, efficiencies. It would be a total rebuild of
16 that system for the employees out there.

17 The next one is an HVAC construction for Key
18 Pittman at Mason Valley. I would like to meet the gentleman
19 that put together the two 55-gallon drums with the heat
20 exchanger unit because that was fairly ingenious, but I'm
21 afraid it doesn't meet state code. It might be a museum
22 piece when we're done with it.

23 But we have multiple issues out there. And it is
24 again R-22 refrigerant. The parts to keep these units going

1 are becoming expensive and increasingly unavailable. So we
2 Band-Aided these through the points of their useful life and
3 we're running out of Band-Aids. The parts are becoming
4 unavailable.

5 The next one is an HVAC system for the Elko
6 office. This is one of our newer facilities. The building
7 was built in 2002. As in Las Vegas, if your air conditioning
8 goes out, it's never on an 80-degree day. It's on a
9 120-degree day. Two winters ago, December, January time
10 frame, we had a failure of the heating units or a good
11 portion of the heating unit in the Elko office when we were
12 having daily highs of less than ten degrees. And this went
13 on for weeks.

14 Some of the issues we have in Elko is the
15 availability of contractors that could be on site to take
16 care of your systems. Those contractors have long-standing
17 customers with the mines and other commercial buildings. And
18 for us, when you have those cold snaps, everybody is just
19 stressed and those contractors go to places that they have
20 done historical work with and have ongoing stuff going with
21 them. We tried to get people out of Reno to go up there.
22 But at that same time it was cold in Elko it was cold in
23 Reno. So we went multiple weeks with space heaters in there,
24 taxing our electrical system, and probably not really good

1 for if the fire marshal walked through. But we went multiple
2 weeks that we were 45 to 55 degrees in the office during the
3 day. It becomes problematic trying to tighten everything.

4 So that's down our list of priorities, but it
5 does have a good number of employees that are trying to get
6 the problem solved. And we have Band-Aided it, but we're
7 running out of Band-Aids. Also it's something that needs to
8 get taken care of.

9 Ramification if projects not approved. You're
10 going to hear this from everybody so I'm not going to go
11 through it in detail because there's more need than you guys
12 have money to fulfill the need.

13 But it's worker safety. It's office safety. A
14 lot of times it's living conditions of what we put in front
15 of you and how we have families living in places we mandate.

16 So with that, I'm not going to go in to the other
17 projects. They're on our list. But these are the ones that
18 we have exceeded a want for. It's turned in to a need. And
19 we hope we can get some of these funded and get some of our
20 employees at our location taken care of.

21 So if you have any questions, the three of us are
22 here to answer any of them.

23 CHAIRMAN CLUTTS: Thank you, sir.

24 Are there any questions? Member Hand.

1 MEMBER HAND: My question is on the first project
2 on the list. With the idea of consolidating, and obviously
3 those other facilities, would those be sold and what kind of
4 I guess savings would be created by consolidating and no
5 longer having to either pay or maintain for those other
6 facilities?

7 MR. ROBB: Jack Robb for the record. Opposite
8 4747 Vegas, that is owned by the state. So that's why we're
9 currently doing the appraisal. The other locations
10 throughout the valley that DCNR has staff and the Department
11 of Wildlife has staff are leased locations. And so we would
12 see a reduction in our leasing cost. We would get proceeds
13 from the sale of the property. That could be applied to a
14 future project after the funding, after the design date. We
15 will be back in front of you. If we get to that design
16 phase, we'll be back in front of you with an idea of what
17 that property is worth, if we can apply that project, the
18 savings that we would gather from being out of those other
19 locations and the annual cost of leasing those. So in the
20 next phase we'll be bringing those numbers to you.

21 MEMBER HAND: Thank you.

22 CHAIRMAN CLUTTS: I've got a question with
23 respect to the previous work done on item number one, your
24 top priority. The land secured due diligence with Gary Guy

1 Wilson Architects, property feasibility study and preliminary
2 building planning. How much was that and where did the
3 funding come for that?

4 MR. ROBB: The needs assessment was a joint
5 project between DCNR and the Nevada Department of Wildlife.
6 I believe that was a \$50,000 contract paid 50 percent by
7 DCNR, 50 percent by Nevada Department of Wildlife. I've only
8 been at the agency just under four years. I couldn't tell
9 you where the project cost from the last design came from. I
10 believe it was through a CIP process. Maybe Patrick can
11 remember.

12 MR. CATES: Patrick Cates for the record. I
13 believe it was presented as a CIP. That was even before my
14 tenure. And that was during the economic downturn this stuff
15 showed. But the need is definitely acute and critical and
16 they were asking for it when I was with wildlife.

17 MR. ROBB: And Jack Robb for the record. And as
18 to the property, it is one of those BLM lots that they've
19 dedicated to the ownership if we prove a need for it. So it
20 is former BLM land. It is currently under the control of the
21 State Lands Division.

22 CHAIRMAN CLUTTS: And that land would be leased
23 from the BLM?

24 MR. ROBB: No. We would own that land.

1 CHAIRMAN CLUTTS: Okay. We were looking at that
2 on the map. And so that -- I guess my concern would be the
3 location is obviously much better than the location you're in
4 but much more expensive as well. So is there an idea of what
5 the purchase price of that property will be?

6 MR. ROBB: Jack Robb for the record. My
7 understanding is that the property comes from BLM to the
8 State of Nevada at zero value. It wouldn't be owned by the
9 Nevada Department of Wildlife or DCNR. It would be owned by
10 state lands. And we would just be on state lands, land with
11 a joint share bill.

12 CHAIRMAN CLUTTS: Thank you. And then my final
13 question is having gone through a number of these now, one of
14 the common themes I see is inadequate office space. But I
15 also see a lot of binders and file cabinets. And so I'm just
16 wondering in the private sector we've moved away from that
17 and the documents are scanned and filed electronically. And
18 so I'm just wondering at what point from the state
19 perspective are we going to move away from that so that we
20 can free up space, square footage for file cabinets and
21 binders and shelves and that kind of thing?

22 MR. ROBB: Jack Robb for the record. We are
23 currently working on programs like that. We are scanning in
24 a lot of documents. There's a cost and time to scan in those

1 documents. And when you have an agency as old as ours, we do
2 have a lot of it down in archives. But there is a lot of
3 paper and we are trying to consolidate that paper. And
4 that's been an ongoing push of ours to get to those
5 documents. Not only less storage but more usable. Have them
6 cataloged in a different way that makes them available to
7 more staff and readily available to more staff.

8 CHAIRMAN CLUTTS: Thank you.

9 Any other questions? Member Tiberti.

10 MEMBER TIBERTI: Tito Tiberti for the record.

11 You said something a while back here that fishing licenses
12 were down. And I don't know -- Did you say that? And, if
13 so, where and why?

14 MR. ROBB: Jack Robb for the record. For the
15 past decade we've seen registration and fishing licenses
16 decline. I'm glad to report this year we have just
17 accomplished a license implication and rolled out a new
18 vendor. And we've turned that guide on to declining fishing
19 licenses with a new licensing structure. When senior
20 citizens, juniors, non-residents get a fishing license, they
21 get -- well, if they get a hunting license, they
22 automatically get a fishing license. And with new ad
23 campaigns and everything, our fishing licenses are up 39 and
24 a half percent this year, in the first seven months of this

1 last year. Our hunting licenses are up 22 percent.

2 So we're trying to be -- trying to find ways to
3 make money to afford more things and to do more things for
4 the citizens of the State of Nevada and the sportsmen of the
5 State of Nevada.

6 CHAIRMAN CLUTTS: Thank you. Please.

7 MR. LIGHTHOUSE: Rodd Lighthouse for the record.
8 One thing Jack focused on on the water projects was mainly
9 the poor quality of the water. But the -- And he did touch
10 on the safety aspect of it. But on most of those facilities,
11 we don't have adequate fire suppression or any fire

12 suppression at all. So it's also a significant safety
13 hazard, especially out at Gallagher, I would say, because the
14 growth around the facilities. And we have a chance of
15 lightning strike anywhere. But they don't have any fire
16 fighting capacity there at all. So that's a huge concern.

17 CHAIRMAN CLUTTS: Thank you. I appreciate your
18 time.

19 MR. WRIGHT: Good morning, Mr. Chairman, Members
20 of the Board. For the record I'm Jim Wright. I am the
21 director of the Nevada Department of Public Safety. With me
22 today to my left is Captain Natasha Koch, who is the chief of
23 our training division within the department. And to my right
24 is Ms. Melissa Carr with the director staff and will be

1 making the presentation on three projects. We appreciate
2 your time today to hear these projects. We will get through
3 them as quickly as we can because we realize we're in your
4 lunch right now. And I have been in a hearing and I have
5 been in your shoes and I appreciate that.

6 I have to give a quick chuckle to our friends
7 at tourism today and their dual prop. I was speaking with
8 Director Cates today and I typically bring some prop money
9 with me to meetings, but it's usually for IT projects. But I
10 forgot to bring them today. But that was a cute little token
11 that they had and I appreciated that.

12 CHAIRMAN CLUTTS: Thank you for clarifying that
13 it was prop money. Prop money.

14 MR. WRIGHT: Yeah. Prop money. I had a question
15 on mine, on my delivery of it. A little bit about Department
16 of Public Safety. Multi-discipline public safety from law
17 enforcement, emergency management, fire marshal services,
18 traffic safety across eight division and four offices. About
19 1400, 1500 personnel authorized within the department.

20 And our department, as a matter of fact, we'll
21 kind of lead, segue in to our first project, the headquarters
22 building for the department. Back in 2001, through
23 legislative action, the Department of Public Safety was
24 created, separating it from the Department of Motor Vehicles.

1 Since that time, as I jokingly say, we have been
2 continually living over our cousin's garage there at the DMV
3 headquarters buildings, causing some confusion. Actually we
4 have people trying to access our area to renew their licenses
5 and take several phone calls from our -- for our cousins to
6 do that because we're housed there in that same facility.

7 So with that, I'm going to turn over to Melissa
8 Carr who will walk us through this headquarters. It is our
9 number one priority. And I would just like to say that, you
10 know, 17 years we've been at the department and it's hard to
11 put a position on our desires and everybody has the need for
12 funding and stuff. But we would like to eventually in the
13 future have our own home. But we need to keep this project
14 and process going. And we appreciate you hearing that today.

15 So, Melissa.

16 MS. CARR: Melissa Carr for the record. The
17 Department of Public Safety has requested that a new
18 centralized DPS headquarters building be considered in the
19 2019 capital improvement plan. DPS requests that the
20 advanced planning include the initial feasibility programming
21 and engineering studies be completed in this biennium and
22 that construction be considered for the following biennium.

23 The majority of the Carson City department staff
24 would be located at this facility, with the exception of the

1 Division of Emergency Management, Parole and Probation
2 offender facility, the training division academy and dorms,
3 and the Highway Patrol joint substation with the Carson City
4 Sheriff's Office.

5 Currently it is spread out in 11 locations
6 throughout Carson City. We propose one facility located at
7 the old Nevada National Guard Armory, which is a 13-acre
8 property off of South Carson Street.

9 As you can see, the red stars represent the
10 department's current locations. The yellow star is the
11 centralized area that we would like to use to unite Public
12 Safety.

13 Here are some of the properties that we are
14 currently occupying. For the division, the centralized
15 department is currently legislatively approved for \$1,065,534
16 in non B and G rent and \$731,201 in state-owned facility rent
17 for a total of 1.8 million dollars for FY 19. This is an
18 increase of about \$300,000 from rent in FY 17 when we
19 proposed this last biennium.

20 These increases are expected to continue as the
21 economy grows. The total space currently occupied by the
22 department in the state for Carson City alone is 131,138
23 square feet.

24 Over the next ten years, DPS is expected to pay

1 roughly 20 million dollars in rent alone. If DPS was to
2 obtain a new building at the B and G rate of \$1.04 per square
3 foot, the department could save roughly \$600,000 per biennium
4 on rent.

5 We anticipate that the non B and G rent will
6 continue to increase at the rate of three percent per year in
7 this current economy. This shows a ten-year progression.
8 This is 20 million dollars that we could, in ten years, that
9 we could have invested in Nevada-owned assets.

10 Not only is the building a wise investment for
11 Nevada, it is also an excellent benefit to other departments
12 in the state. If DPS were to obtain its own facility, it
13 would free up 70,000 square feet for other state agencies to
14 move out of non B and G rent occupied spaces, which would
15 reduce their rental budget and allow for a savings to be
16 spent in a more efficient manner across several divisions.

17 So why build a DPS headquarters? There are a
18 number of excellent reasons. The first one is the scattering
19 of divisions around Carson City creates significant
20 logistical difficulties. As a centralized law enforcement
21 agency, the departments work closely together and
22 communication requires division chiefs and various staff to
23 be located at headquarters on a daily basis.

24 The second reason is currently DPS does not have

Page 81

1 available space for any new staff to be added. Our
2 facilities are at capacity and the divisions are already
3 requiring more space. With the addition of one new division
4 last legislative session and new-added programs within our
5 department, it has become necessary to secure more space for
6 additional employees in leased, non state owned facilities.
7 The third reason, because the nature of the
8 services provided to the public and the current public safety
9 climate it has become necessary to have a higher level of
10 security installed in all the DPS facilities. The DPS
11 director's office and Highway Patrol headquarters co-location
12 within the DMV makes it virtually impossible to provide an
13 adequate level of security. Locating all of the DPS Carson
14 City offices within one building would make it feasible to
15 maintain a level of security necessary for all divisions and
16 would eliminate the need and expense of maintaining separate
17 security systems in multiple facilities.
18 The fourth reason is there are significant cost
19 savings that can be attributed to a centralized building.
20 The department can reduce replication of work, reduce
21 administrative staff, which is multiple receptionists, share
22 operational equipment and supplies, reduce inter-department
23 mail service cost, reduce the cost of having many training
24 and meeting rooms, and the list goes on and on. As well as

Page 82

1 operational costs. The department is currently occupying
2 space in many older, non-energy efficient buildings, which
3 increases utility cost to each division. A new building
4 would be much more energy efficient and could have greener
5 options such as solar technology.
6 DMV -- The fifth reason is DMV's long-term space
7 requirements continue to expand. I have attached a letter
8 from the director of DMV outlining their space needs. The
9 department has requested CIP application for the headquarters
10 facility for the last six biennium. And due to a limited
11 funding, the requests have not been approved. Since these
12 requests were made, DMV's long-term space requests have
13 continued to grow and they have been forced to seek non state
14 owned building options for their modernization project.
15 The sixth reason is the isolation of all DPS
16 offices continue to inhibit the operational effectiveness of
17 the department. The increasing demand for public safety
18 service only decreases the department's need for a
19 consolidated work facility.
20 In this -- If this project is not approved, the
21 following issues must be addressed in the very near future:
22 A plan to solve the lack of available space for both DPS and
23 DMV and the security systems and the challenge of DPS being a
24 centralized agency with a decentralized location.

Page 83

1 In addition to these issues, cost of Carson City
2 for non B and G facilities will continue to increase in
3 future budgets.
4 This is the location that we're proposing at 2525
5 South Carson Street. We currently own the property. It
6 allows for easy access for the freeway and in between Reno,
7 Tahoe, Minden and Gardnerville. The department feels this
8 location would be the best fit. And, as I stated, it is
9 currently owned by the state and therefore the most
10 cost-effective.
11 Currently the department occupies 131,138 square
12 feet of state-owned and non-state owned space, including
13 storage. And the department proposes a 155,000 square foot
14 facility that would also have storage space to house -- I'm
15 sorry. Also have storage space and it would be to house 325
16 employees. This number is expected to increase over the next
17 ten years to 407 full-time employees.
18 And this location would house the following
19 divisions: The director's office, records, communication and
20 compliance, office of professional responsibility, office of
21 traffic safety, criminal justice assistance, emergency
22 response commission, the fire marshal's office, investigation
23 division, Parole and Probation, Highway Patrol headquarters
24 and substation, and the highway safety grants, as well as our

Page 84

1 newest division, the Office of Cyber Defense Coordination.
2 So this is an estimate of our potential growth of
3 full-time staff over the next ten years. The department is
4 open to any lease purchase options available to us. The
5 initial planning and specs are critical to determine the best
6 manner for the department to proceed.
7 In conclusion, the department feels that the
8 best -- it is in the best interest of the state to have a
9 centralized location to conduct all public safety matters.
10 The investment is truly a justifiable endeavor on behalf of
11 the citizens of the state.
12 We greatly appreciate your consideration to this
13 project and I thank you for your time. I'm going to pass it
14 off to Natasha Koch, captain, in order to talk about our
15 academy and dorms.
16 MS. KOCH: Good morning. Natasha Koch for the
17 record. I'm the chief for the Department of Public Safety
18 Training Division. And I'm going to give you a little brief
19 on what the training division is.
20 The training division is for the basic academy
21 for all of our peace officers within the department. So if
22 they're Highway Patrol, P and P, state fire marshal,
23 investigative division, if they are sworn in, they have to
24 come through one of our locations, either north or south for

1 their basic academy.

2 We also train all of our existing officers in
3 their continuing education to continually increase our
4 professionalism as law enforcement officers.

5 We are currently located at 2101 Snyder. And the
6 building that is there was donated in 1984 by Claude Howard.
7 And we have been in that building ever since. When DMV and
8 DPS separated, DPS took ownership of that building. It is
9 one of the only state or only agency-owned buildings. So we
10 have to do all of the maintenance and everything on the
11 building ourselves.

12 So we have, for example, we have a lot of handy
13 corporals that work there and just recently put up all of our
14 new blinds for us because we did not have that support to be
15 able to bring someone in. We have to bring in our own
16 contractors for anything to do with the maintenance on the
17 building.

18 In 2011 the facility condition analysis was done
19 on the building. And basically what I'm going to be going
20 over is some of the things that were unable -- we have been
21 unable to take care of. And, of course, that was seven years
22 ago. So more things have been getting mandated to put on.

23 So the first thing is the tree removal. We have
24 a very large tree on the south side of the building that

1 is -- it's really hard to tell. There's arrows there that
2 are showing the roots that are going to the building. We're
3 unsure if it's under the building at this point.

4 The window replacement. All of our windows would
5 need to be replaced. That is not dirt. And they have been
6 trying to clean those. And that is actually inside. The
7 seals have actually gone away and the water is actually
8 leaking in to -- in the two middles of the windows. So we
9 can't clean that off.

10 Then the frames. Most of the frames are rusted
11 like the appearance -- There you go. That's some of the
12 worst ones. Most of them are in that condition.

13 The roof was replaced in the year 2000. We have
14 had some major roof leaks since then. We do have a flat roof
15 on this building, which everybody that I have come out to say
16 look at the building, they say you shouldn't have a flat roof
17 on this building. And we understand that, but this is what
18 we have. So this is some of the conditions of the building.
19 These are the new leaks. The square one is an older leak.
20 But most of those are new. This is actually on the wall in
21 our -- on the south side of our building in four different
22 rooms. This is where the water is actually coming in from
23 the envelope of the roof in to the cinderblock wall and
24 reaching through and it's bubbling all the paint on the

1 walls.

2 We, as recently as March of this year, we had two
3 leaks in two of our rooms that the water was running down the
4 walls, visibly seen, and the project was just wet right
5 underneath it.

6 The HVAC units, most of them were replaced in
7 2009. They tell us our HVAC units replaced and either
8 removed and reset on to the roof because they're causing
9 issues themselves.

10 This is some of the concrete issues we have
11 around. These are just an example of what's around the
12 building, the concrete that's cracking. And some of it has
13 been replaced that were actually trip hazards. They have
14 been replaced.

15 The interior paint. I went to the academy in
16 1998 and I do not think it's been repainted since then. So
17 it has not been painted since this, the condition analysis
18 was done in 2011.

19 The exterior of the building has been sealed
20 since this. But they always say that you should have the
21 building sealed every five to six years to preserve the
22 building.

23 As we are a law enforcement agency and we house
24 cadets, the cadets do not take their firearms home at night,

1 so we secure their firearms in our facility. So at any given
2 time we have approximately 50 weapons in our facility. And
3 if you're familiar with the area where we are located, we are
4 located by the minimum security prison, which on occasion has
5 walk-aways. And our building, the vault, the armory that we
6 have in our building is controlled by C-cure so we do have
7 that. We were just able to get cameras so we can see if
8 anybody walks in the building. But the door of the armory,
9 the door of the armory is actually an interior door. So if
10 someone gets in to our facility, kicks through the door, they
11 have access to approximately 50 weapons. So that is a huge
12 consideration for us not only to secure the facility but to
13 secure the weapons that are within that facility.

14 So the next one I will be talking about is
15 project three. We also had our building tested. I've only
16 been at the training division for a year. And when I came
17 over, there was a lot of complaints about mold, smell, in the
18 building. We did have it tested. It did test positive for
19 mold in several locations. Two of the locations actually
20 were unable to be occupied. We had to seal the rooms off
21 until we got the ventilation, the duct work changed out in
22 those rooms. We recently just opened them. The classroom
23 three and the cadet break room were sealed off. We could not
24 use those rooms at all for about six months. They just

1 recently got back up. The other areas of the building have
2 tested positive but at an acceptable level and my office is
3 the most.

4 Next project. Okay, the next project is the
5 dormitory facility for the training academy. The current
6 location is at the Stewart facility. We are asking for the
7 planning to include the initial feasibility programming and
8 engineering studies to be completed in this biennium, for
9 construction possibly in the next biennium. We are building
10 13 of the B and G at the Stewart facility currently. We
11 recently were able to finally put in new carpet. Again, I
12 went through in '98 and I think it was the same carpet. And
13 we were just able to build a kitchen in that facility because
14 the cadets that were previously there did not have kitchen
15 facilities. They were running off hot plates and microwaves.

16 There is no internet. So, we have gone, our
17 academy has gone completely paperless when it comes to
18 training our cadets. So everything that they do is on net
19 books that they are issued or their personal laptops. So
20 when they go back to the dorms, they do not have any
21 connectivity at all unless they hot spot their phones or go
22 to a different facility to be able to grab wi-fi, so they go
23 to McDonald's or Starbucks to do their homework.

24 There's no air conditioning. And it gets warm in

1 Stewart facility is moving to try to get a lot of the
2 buildings vacated so that they can take over. And if we do
3 not have dorms, we would not have anywhere -- anywhere to
4 house any of the rural area troopers or Parole and Probation
5 officers. They use those dorms a lot. We also use those
6 dorms for if we have instructors that come up from other
7 areas to teach at the academy, they stay in the current dorm
8 facilities. We also, if Highway Patrol or Parole and
9 Probation or State Fire Marshal or Investigative Division has
10 a huge training going on and they do not have the funding to
11 put up for per diem or lodging, they stay at the facility
12 because we do not charge them to stay there.

13 MR. WRIGHT: That concludes our presentation on
14 our three projects. We're open to hear any questions that
15 you may have.

16 CHAIRMAN CLUTTS: Go ahead.

17 MR. CATES: On your headquarters building, it
18 shows the funding as -- it shows some agency funding and I
19 understand that's some highway fund. And I see you have a
20 letter of endorsement from the director of motor vehicles.
21 Do you have any similar endorsement or support from
22 Department of Transportation for the highway fund portions of
23 this?

24 MR. WRIGHT: No, we do not.

1 those buildings. And we have academies going through the
2 month. We have an academy currently in session right now.
3 So they are running through the hot months.

4 The proposed site is actually where the academy
5 facility is, the academy building is right now, which is at
6 the 2101 Snyder. We have a five-acre parcel there that when
7 the building was donated it was transferred from the
8 Department of Corrections over to Public Safety. So we do
9 have five current acres right there that we could use to
10 build the dormitory facility on. Having the dorms right near
11 the academy is a huge benefit because they, the cadets, will
12 receive physical training correction if they do things
13 incorrectly. So they'll be out on the grass doing push-ups,
14 sit-ups. So it's easy for them to run back, get changed, get
15 back over to the grass, and get changed back out to get back
16 in to the classroom.

17 Also we have a lot of cadets that come from
18 different areas who have never driven in the snow. And when
19 it snows here, it's interesting to hear the stories of them
20 getting to the academy building in the morning from where
21 they need to drive to get there. And having the facility
22 right there would be just a huge benefit.

23 If we don't get the dorms, the biggest
24 consideration that we have is I know that we know that the

1 CHAIRMAN CLUTTS: Similar to that, that was a
2 question that I had, those funds are noted. Are they -- Have
3 we confirmed that those are available or is that a
4 speculation?

5 MR. WRIGHT: What they're indicating is that's
6 what we're in now is the funding we have now for the space
7 that we have.

8 CHAIRMAN CLUTTS: I think -- And maybe I'm not
9 clear on the question. So the funding summary for the
10 advanced planning says that 754,000 will be provided by the
11 state and 371,000 will be provided by the agency. And we
12 understand that agency is Department of Transportation with
13 the highway fund. So I guess our question is has that
14 funding been established and identified already?

15 MR. WRIGHT: You know, I'm going to ask my ASO to
16 come up and help us with that question.

17 MS. BRINGAMAN: Sherry Bringaman for the record.
18 We have not previously secured any funding up front with this
19 project being on hold for many, many bienniums. I think that
20 should there be a go ahead or approval then we would be
21 looking at a budget enhancement request at one shot for that
22 highway fund.

23 CHAIRMAN CLUTTS: Thank you.

24 MR. CATES: If I can just add on to that. The

1 reason that I asked the question is I recall when DMV came
2 forward last session for their headquarters buildings, they
3 had the director of NDOT come to the table and say that he
4 was in support of the project and that they had sufficient
5 funds in the highway fund. That's what prompted my question.

6 MR. WRIGHT: And with that I can follow along, we
7 have a good relationship with our highway fund partners. And
8 I'm sure we could secure an endorsement from them. I
9 understand what you're asking now.

10 CHAIRMAN CLUTTS: And then real quick, the other
11 question I had is for the captain. With respect in security
12 at your current facility -- I guess the question I would have
13 is steel doors are not very expensive. What would it take to
14 get that done immediately?

15 MS. KOCH: We actually have that in a deferred
16 maintenance. We have quotes on that for \$3500.

17 CHAIRMAN CLUTTS: Thank you.

18 MR. WRIGHT: For the record Jim Wright. The
19 exterior doors to the facility are steel doors, so we do have
20 that level of security of trying to get in. But if somebody
21 did come through a window or something like that, that
22 interior. But we have recognized that as a security need
23 internally and we have talked about and trying to a require
24 it to do that. And so we were cognizant and added an alarm

1 system. We've done everything we can. It's at the lower end
2 of town. Response times down there for alarm calls can be a
3 little delayed due to distance. But we are cognizant of that
4 and trying to rectify that security issue.

5 CHAIRMAN CLUTTS: Thank you. Any other
6 questions? I appreciate your time. Thank you.

7 Oh, sorry. Director Cates.

8 MR. CATES: Sorry. I just wanted to make one
9 comment. And you made reference to this in your presentation
10 in terms of the dorms. I want to commend the Department of
11 Public Safety for bringing that forward. Because the Stewart
12 Indian School does have a master plan to basically turn it in
13 to a cultural tourism destination. And I think as a matter
14 of fact training activities that are going on out there
15 currently aren't going to be compatible with that long-term
16 vision. So thank you.

17 MR. WRIGHT: For the record, Jim Wright. We also
18 have there on the facility three other divisions in Building
19 107. Our state fire marshal is housed there, investigation
20 division and our office of traffic safety. So, again, it's
21 kind of a look at that master plan where that comes along as
22 we're going to have incompatible activities there. So that's
23 one of the things too that the centralized headquarters we
24 could also relocate those offices and divisions out there.

1 CHAIRMAN CLUTTS: Okay. Thank you very much. I
2 think at this time, it's 11:55, we will adjourn for lunch and
3 why don't we try to start back up at ten after one. It's a
4 little late. We're running a little late, but we'll try to
5 make it a little earlier than that. Thank you much.

6 (Lunch recess was taken)

7 CHAIRMAN CLUTTS: Gentlemen, thank you for your
8 patience. We were running a little late this morning. So we
9 appreciate it. The floor is yours.

10 MR. ETCHEGOYHEN: Thank you. My name is
11 Dominique Etchegoyhen. I am the deputy director for the
12 Department of Conservation and Natural Resources. In our
13 department we have ten divisions as well as a number of
14 programs, three programs, that are not housed within other
15 divisions but are out of our director's office. We have
16 approximately 1,000 PCN statewide. We've got 25 state parks.
17 And between forestry and state parks we literally have
18 hundreds of buildings across the state.

19 To my right I have Dave Prather with the Nevada
20 Division of Forestry. And to his right we have Tim Hunt with
21 the Nevada Division of State Parks. They will be making the
22 majority of our presentation today.

23 But I did sit in earlier when you heard from the
24 Nevada Department of Wildlife and we wanted to provide our

1 support on record for their number one priority, which was
2 the advanced planning for Nevada state multi-agency facility
3 in Las Vegas. As you heard from NDOW, they housed
4 approximately 26 employees at the 4747 Vegas Drive location.
5 We also shared that location with them in a separate
6 building.

7 We have over 20 employees on site with the Nevada
8 Division of State Parks and the Nevada Division of Forestry
9 and state and preservation office. But our department also
10 has other locations in Las Vegas. We have approximately
11 seven employees with the Nevada Division of Water Resources
12 and approximately 30 employees with the Nevada Division of
13 Environmental Protection. And we are looking at adding a new
14 employee to our Nevada Conservation District program down in
15 the south. We currently have no space for that employee.

16 For us, this is an acute critical need. We view
17 it as incredibly important for our time and our management
18 and efficiency for our employees. We often are working on
19 projects together. Both of these employees in different
20 locations is challenging for us. So bringing them together
21 in one location is very important.

22 You already heard the concerns that NDOW
23 expressed regarding vandalism and the safety and security of
24 that existing location. I just wanted to be on record with

1 our support for that number one priority.

2 And now I'm going to turn it over to Dave and to
3 Tim. Thank you.

4 MR. HUNT: Good afternoon. My name is Tim Hunt
5 for the record. I'm with the Nevada Division of State Parks
6 and I'm the chief of planning and development. And this is
7 Dave Prather, deputy administrator for the Division of
8 Forestry.

9 CHAIRMAN CLUTTS: Sir, would you mind moving the
10 microphone a little closer to you. Thank you.

11 MR. HUNT: So this slide is our full list of CIPs
12 that we presented to the board for consideration. Today we
13 will be providing our top ten in this presentation today.

14 First off is the Nevada Division of Forestry
15 northern region heavy equipment shop.

16 MR. PRATHER: Good afternoon. Dave Prather for
17 the record, deputy administrator for the Nevada Division of
18 Forestry. The top priority for the department this session
19 is planning for a 7200 square foot equipment repair and
20 fabrication shop. For those of you that have been serving
21 for quite a while, you've seen this request over the last
22 three bienniums. So I'll be brief as I go over it. This
23 facility is over 40 years old. If you remember, it was a
24 building that was moved to Elko from Reno. And it's just --

1 it's not appropriately built for the types of things that we
2 need to do there, heavy equipment, the flooring won't support
3 that weight. So the heavy stuff has to stay outside and we
4 have to work outside in the summer and in the winter, you
5 know, with any kind of equipment like that exposing it to the
6 dust and the dirt and the wind out there is not a good thing.
7 So you've seen this one before. This time we're just asking
8 for the planning and that's going to come in at a little over
9 \$400,000.

10 MR. HUNT: Tim Hunt for the record. The next
11 priority is the building weatherization protection for Spring
12 Mountain Ranch, calling it a phase one. This is to provide
13 an independent third party evaluation of the structures to
14 determine exactly what needs to be repaired and prioritized
15 list as to how best to proceed to protect the resource.

16 Next up is the life safety improvements at the
17 Millers Point Overlook at the Cathedral Gorge State Park.
18 This is a non-fee area just north of the main park. In the
19 1990s there was improvements made to allow access and
20 overlooks down in to the gorge areas. However, the
21 facilities were built on unstable soils, highly erosive
22 soils. And so they are currently eroding due to the
23 thunderstorms. There's not a large amount of precip in the
24 area. But when there does, it all comes at once. The

1 problem is the form of the gorges are now eroding the
2 infrastructure of the overlooks and staircases.

3 Next up is the SHPO, State Historical

4 Preservation Office, in their Comstock Historic Museum in
5 Virginia City. This facility was constructed in 2005. The
6 structure was, due to the extreme weather conditions up
7 there, the structure is realizing accelerated deterioration.
8 Door frames not fitting. Window frames leaking. So this
9 project would reestablish the exterior weather envelope and
10 provide a more adequate HVAC system.

11 MR. PRATHER: Next up -- Dave Prather again for
12 the record. Next up is a welding shop replacement at the
13 Western Region HQ. The building that you see presented there
14 is a metal building that is uninsulated. What we're
15 experiencing out there is failures with our electrical and
16 lighting system. So this proposal is to construct the new
17 building in place of the old one. The approximate cost on
18 this is \$750,000.

19 MR. HUNT: Next is the Comfort Station
20 Replacement at Valley of Fire State Park. The existing --
21 This is for six replacements. The existing restrooms, all
22 toilets were originally constructed in the sixties and
23 seventies and they're reaching the end of their useful life.
24 And they also do not meet the current ADA requirements. We

1 would like to upgrade to newer vault toilets and also bring
2 them in to current ADA compliance for current standards.

3 Next is the visitor center renovation at the
4 Valley of Fire State Park. This facility was constructed in
5 1968. And it is, due to the significant increase in
6 visitation realized at the park, it has become extremely
7 popular. We see approximately 650 to 660,000 visitors per
8 year. And most of them going through the visitors center has
9 accelerated the wear on the interior. We would also like to
10 bring the current restrooms up in to full ADA compliance.
11 The public works estimate for this renovation is just over
12 1.1 million dollars.

13 MR. PRATHER: Dave Prather again for the record.
14 The next project that we have is an envelope and electrical
15 upgrade for the Western Region, which is our paint shop out
16 at East Lake. And similar to the welding shop, this is part
17 of the building is all metal construction, no insulation.
18 We're having the same issues with substandard electricity and
19 failure in the lighting systems. And this one is a
20 renovation. Estimated cost of just over \$160,000.

21 The next project on the list is the apparatus bay
22 addition for the Western Region Headquarters also down at
23 East Lake. This is to design and construct 2600 square foot
24 at just over 2.2. The necessity here is we have apparatus

Page 101

1 that lives outside and with the extreme heat and the extreme
2 cold in the winter, it just advances the -- I don't want to
3 say depreciation, but how fast the vehicles deteriorate. So
4 we have tanks, pumps, all of those things associated with
5 sitting outside. And these are expensive pieces of equipment
6 and so we're forcing these things to roll over quicker
7 because they're deteriorating as they sit outside. So this
8 is the proposed solution to that.

9 MR. HUNT: Tim Hunt for the record. Our final
10 flight is just to indicate that we also do have a multitude
11 of statewide projects that have been submitted for approval
12 by the board in paving, roofing, ADA, and HVAC.

13 Does the board have any questions for us?

14 CHAIRMAN CLUTTS: Thank you, Gentlemen.

15 Are there any questions? I just have one
16 question. With respect to projects one and two, if I
17 understand correctly, the prior CIP presentations, you had
18 asked for the entire amount and now you're asking for
19 advanced planning or were those advanced planning as well? I
20 can't recall.

21 MR. PRATHER: Thank you for the question. Again,
22 Dave Prather for the record. In the previous biennium we had
23 asked for the total, the planning through construction.

24 MR. HUNT: Tim Hunt for the record. In prior for

Page 102

1 our number two of the prior biennium, we have requested for
2 advanced planning and for rehabilitation. Last biennium was
3 just for the advanced planning. 2015 was actual advanced
4 planning through construction.

5 CHAIRMAN CLUTTS: Thank you, Gentlemen. I
6 appreciate it.

7 MR. PAGE: Good afternoon, Mr. Chairman, Vice
8 Chairman, Members of the Board. Kevin Page, Chair of the
9 Nevada System of Higher Education Board of Regents. With me
10 today is Vice Chair Jason Geddes and Chancellor Thom Reilly.
11 Thanks for having us.

12 Enrollment and the needs for student services
13 continues to increase at both our universities as well as our
14 colleges. Nevada State College, our newest institution in
15 Henderson, has seen enrollment increases close to 25 percent
16 year over year. We need to ensure for planning and
17 infrastructure support to be able to continue to grow.

18 The governor has set very ambitious goals that
19 are set forth in the five-year strategic plan in Nevada.
20 Included in those goals is the plan to lead the nation in
21 high quality job growth, with emphasis on high quality to
22 attract companies, investments that will enjoy growth to
23 acquire additional investments in higher education. The lead
24 goal is that by 2025, 60 percent of all Nevada residents aged

Page 103

1 25 to 34 will have some type of post secondary degree or
2 certificate. Again, this goal will be accomplished through
3 our NSHE institutions. And we need infrastructure to be able
4 to obtain these and other goals the governor has set forth
5 for our state.

6 Additionally, the board has changed their process
7 to consider our capital projects. The process allows for
8 significant campus input. All of our institutional
9 presidents presented the top projects to the board in an open
10 meeting and the Board of Regents did a ranking recommendation
11 by region. Those were then compiled and the result is the
12 final rankings of the projects that you are considering
13 today.

14 MR. GEDDES: Thank you. Good afternoon.

15 (The court reporter interrupts)

16 MR. GEDDES: Oh, Jason Geddes, vice chair, Board
17 of Regents. G-e-d-d-e-s. While the need for capital
18 investment in maintaining our current infrastructure is
19 great, as a system, we have not been sitting back. All the
20 projects that you are considering today have some degree of
21 money raised at the campus level ranging up to 50 percent at
22 the UNLV engineering building. This is a continuation of the
23 ongoing trend that has been a significant amount of our
24 capital structure as a combination of fundraising and

Page 104

1 students stepping up by paying additional fees and tuition to
2 fund special projects, such as the Wiegand Fitness Center at
3 UNR and the new student union at the College of Southern
4 Nevada campuses.

5 The Board of Regents has recognized that our
6 deferred maintenance needs will not be addressed through the
7 certain mixture of funding coming in through our HECC/SHECC
8 as well as our DJF generated on the campuses.

9 For the past year, the board has to consider
10 from our investment reserves totalling 50 million dollars to
11 address deferred maintenance issues and energy efficiency
12 issues on our campuses. The board directed that money for
13 the most pressing of those maintenance needs. And as a board
14 we feel strongly that the state needs to look at new options
15 for addressing the significant backlog of statewide deferred
16 maintenance. Thank you.

17 MR. REILLY: Good afternoon, Members of the
18 Board. For the record my name is Thom Reilly, Chancellor,
19 for the Nevada System of Higher Education. It's an honor to
20 be here appearing before you as the chancellor. And I
21 welcome the opportunity to be able to present you a number of
22 very worthy projects that will advance the education and
23 economic well-being of our citizens by investing in higher
24 education and work force development.

1 Today we'll present three capital projects in
2 priority and order and seven proposed planning projects that
3 funding will be the basis for future capital requests. All
4 through the capital projects were awarded planning dollars in
5 2017 legislative session and if funded will be ready to go
6 ASAP.

7 The capital projects are a new teaching college
8 at Nevada State College, a health sciences facility to be
9 used by the College of Southern Nevada, Nevada State College,
10 and a new engineering building for UNLV. Earlier this year,
11 the Board of Regents prioritized projects in order of Nevada
12 State College. Second one being the health science building.
13 And the third being the UNLV engineering building.

14 The Board of Regents then entrusted each
15 institution to submit a planning project that would have the
16 greatest impact on meeting the strategic goals in the coming
17 year. And the seven remaining projects here today are a
18 result of that ranking.

19 The seven are in priority order as follows:
20 First, a plan for a welding lab expansion at Great Basin
21 College in Elko. A science academic research building in
22 UNLV. Renovation of the Marlette Hall at Western Nevada
23 College in Carson City. Fourth, advanced planning for a
24 joint use science solutions center between Desert Research

1 making a substantial investment toward addressing some of the
2 most pressing issues.

3 In closing, I would like to commend the staff of
4 the State Public Works Division in working closely with our
5 institution and NSHE staff to develop and accommodate the
6 process of the projects for the 2019 legislative session.

7 With the degree of construction inflation we are
8 facing as a state, we are well aware of the difficulties of
9 getting accurate estimates in this environment.

10 Additionally, I would like to thank the members
11 of the State Public Works Board for their continuing effort
12 to meet all the needs of a rapid growing state with limited
13 resources. I know we have ambitious requests, but we are
14 going to keep the economic momentum going as a state that we
15 have experienced in the last five years or so. Higher
16 education is going to continue to be a cornerstone of our
17 growth. And thank you.

18 CHAIRMAN CLUTTS: Thank you, Gentlemen.

19 MR. PATTERSON: Thank you, Board. Thank you,
20 Chair. Bart Patterson, president of the Nevada State
21 College. It's our pleasure to introduce you to the capital
22 project which is an engineering -- education building at
23 Nevada State College.

24 Just to give you a little bit of history, this

1 Institute and Truckee Meadows Community College in Reno.
2 Fifth is advanced planning for the Northwest Las Vegas Campus
3 for CSN in Las Vegas. Six, a new life sciences building at
4 UNR in Reno. And to round that off, our seventh project is
5 planning and design for a new water storage facility at
6 Nevada State College in Henderson.

7 Later in our presentation, our chief financial
8 officer, Chet Burton, will discuss the deferred maintenance
9 request requirement for the system.

10 The Board of Regents did not rank the deferred
11 maintenance projects due to the sheer number of them and due
12 to the fact that being on the higher education construction
13 and capital construction and special higher education capital
14 construction appropriation of 15 million per biennium that
15 has been funded over the last several sessions. There has
16 been no other funding identified for deferred maintenance.

17 With an aiming of infrastructure at a number of
18 our institutions, the NSHE deferred maintenance -- And in
19 recognition of our current level of our deferred maintenance
20 requirements, earlier this year, as noted, the Board of
21 Regents is willing to allocate 25 million dollars spread
22 across all of our institutions out of our pooled investment
23 funds to present. This is an example of the priority the
24 board has placed on the issue and stepping forward with

1 project was the second ranked project in the system two years
2 ago and was not able to be funded in full. But we did
3 receive the planning dollar from the legislature which we
4 were very grateful to receive those planning dollars.

5 A little bit about Nevada State College. We are
6 the second fastest growing college in the country for a
7 four-year baccalaureate institution. And in that two-year
8 period, as an example, we had a 72 percent increase in
9 freshman enrollment last year. And we have another large
10 class coming in this year. So the students have found out
11 about Nevada State and the educational experience that they
12 can have there. And we, in the 2015 time period,
13 constructed -- finished construction of two buildings. And
14 we did that through essentially utilizing our own resources.
15 So those two buildings were built in combination of a new
16 student fee, allocation of formula dollars that would go to
17 institutions through that formula funding that they could
18 spend on typically instructional purposes and other purposes
19 at the college. We knew we had to build those buildings
20 because of that rapid rise in student enrollment to meet the
21 state. So our students stepped up and we stepped up. So we
22 pay about 3.4 million dollars out of our budget every year to
23 cover the cost of the existing buildings that are built on
24 that campus. And that's over approximately 28 years left in

Page 109

1 that term.

2 So we're kind of tapped out in terms of borrowing

3 ourselves, in terms of building buildings, and so this will

4 be the first time that we're able to ask the state since

5 2008.

6 So we tried to design this building with a number

7 of efficiencies in mind. So we'll be located next to our

8 central plant here, so that saves some money. We also have

9 split level elevations so we don't have to do as much

10 grading. And we're utilizing an existing parking lot side,

11 and so that helps with the efficiencies of the building.

12 The total cost of the project, I think the

13 numbers have changed a little bit even since this slide was

14 created about 61.6 million for 65,000 square feet. And I'll

15 tell you a little bit more about the project as we go along.

16 We agreed to provide a six million match.

17 If we can go to the next slide. Thanks, John.

18 So we are really focused on building a teacher pipeline. We

19 know there's a consistent teacher shortage. And We know

20 that's a national issue. It's not just a State of Nevada

21 issue. And that is also a statewide issue. There is a

22 teacher shortage in rural Nevada as much as there is in Las

23 Vegas. But certainly Las Vegas has a very critical problem.

24 When you hear the numbers of teachers compared to the number

Page 110

1 of positions that go unfilled. I think the current number

2 this year is approximately 500. But there's been years where

3 it's been about a thousand. And so the district struggles in

4 finding substitutes to cover classrooms. We know we need to

5 greatly expand the teacher education program at Nevada State

6 College and that is a core mission of the state college.

7 And so we're very focused on that mission. We

8 have been for two years. And we're doing different things to

9 try to help build that teacher pipeline.

10 We currently graduate about 80 to a hundred

11 teachers through the different programs we have. We know we

12 need to triple the size of that program. And this building

13 will permit us to have the offices and the classroom space

14 and really the lab space that's critical to have an excellent

15 teacher education program. And this building will allow us

16 to do that and we are very focused on that.

17 So I talked a little bit about the growth in the

18 program, but let me talk about how really our teacher

19 education is really unique. We have a very stern focus on

20 our education program. We have endorsements in technology.

21 We have endorsements in special education. We have

22 endorsements in English language acquisition, working with

23 those kinds of students that come to the district challenged

24 with their English skills. And so we require that as part of

Page 111

1 our degree to have those skills to work with that population.

2 So that's part of our core program, which we need to build on

3 those two programs, elementary and secondary ed.

4 We also need to build new programs. We received

5 some money from the legislature in the last session to start

6 a speech pathology program, a Master's in speech pathology.

7 And we are going to grow -- continue to grow that program.

8 This building will house the speech pathology lab so we can

9 bring in community and have that be a teaching facility where

10 community members can bring in their children to be able to

11 participate in that environment. So it's very important for

12 those purposes.

13 We also are starting a Bachelor's in early

14 childhood education, another critical state need. This

15 building will have a child lab. So, again, an opportunity

16 for the community to have their children at the lab and then

17 us be able to use that as a teaching training kind of

18 facility. So that will help us grow in that way as well.

19 And, as I mentioned before, one of the other ways

20 is we're building our own pipeline. So we are reaching out

21 to high schools and we've developed this concept called

22 teachers academy. And so the students are getting early

23 credits for teacher education as well as general education so

24 that we can pipeline more students to bow in to education at

Page 112

1 an accelerated rate and stay in the school districts and help

2 really build the school districts, as all the school

3 districts intended.

4 And so I talked about that class. It's

5 unbelievably really increasing enrollment. You can imagine

6 the challenges we have.

7 The last building we have funded by the state was

8 2008. That was an arts and sciences building. That was a

9 42,000 square foot building. In time since that was building

10 was funded, we have more than doubled our population since

11 2008.

12 We used to have lease facilities down on Water

13 Street when we built the two buildings with the funding that

14 I mentioned. Shell funding. We were able to move all of our

15 operations up to the Nevada State College site. That site

16 was about five miles away. And so that's one of the real

17 challenges of this location. It's an absolutely beautiful

18 location. But one of the challenges of that location is

19 there's really no lease space around that we can easily

20 expand our operations. Another reason why the building is

21 critical for us.

22 So I think I've covered all of the major points

23 on the building and its need and I would be happy to respond

24 to any questions about the project.

1 CHAIRMAN CLUTTS: Thank you, Gentlemen. I have a
2 quick question for you, Mr. Patrick. What was the amount of
3 the planning in the 17B08? Do you happen to know that or
4 does anybody?

5 MR. PATRICK: Yeah. I don't have that at my
6 fingertips here. But it was a couple of million dollars, in
7 that range. Maybe Kevin has that.

8 MR. BUTLER: Kevin Butler, Nevada State College.
9 It was 3.5 million. But I also want to remind everybody that
10 there was a million dollars in there that helped us to
11 acquire the only other building in the neighborhood and we're
12 already stuffing that building full right now. So the
13 planning amount was just north of 2.5 million dollars plus
14 the one million that we used to acquire this.

15 MR. PATRICK: Mr. Chairman, if I can add further.
16 The projects that you're going to hear today from the Nevada
17 System of Higher Education, there's three projects that are
18 up here for construction. So all of those three are entering
19 to the planning phase. And so we've recently received
20 schematic designs and documents. And so within the last
21 month or so, a couple of months, we received these documents.
22 And so it's these processes which are updated. So from
23 perspective, the planning phase is, we'll say, 25 percent
24 done on the three projects that the board is about to hear.

1 phase. And we have another three million that will shortly
2 be in the ask phase. And so we are very confident that we'll
3 be able to raise those dollars within the next approximately
4 60 days.

5 VICE CHAIRMAN STEWART: Then just a follow-up
6 question. At this time you're still putting money together,
7 it's not secured?

8 MR. PATTERSON: We're still putting money
9 together. It's not secure. There is some college funds that
10 we can apply for as bridge money if needed. But not at that
11 level yet.

12 CHAIRMAN CLUTTS: Thank you, Gentlemen. I
13 appreciate it.

14 MR. ZARAGOZA: Mr. Chairman, Committee Members,
15 my name is Federico Zaragoza, and I'm the new president of
16 the College of Southern Nevada, also known as CSN.

17 First I want to thank you for the opportunity to
18 present the request for funds to construct this 73,000 square
19 foot health and science building at our new Henderson campus.

20 As the chancellor has already stated, Henderson
21 is an area of the region that is growing in leaps and bounds.
22 But, more importantly, we want to talk about not just the
23 brick and mortar but also the context at our Henderson campus
24 at CSN.

1 And so then all three of them are a little bit on the same
2 track regarding a schedule. And so we'll be receiving design
3 development documents, which will also provide an estimate.
4 So some of these new estimates from our team with our
5 construction manager at risk, and the architectural team
6 doing estimates, those estimates are being developed by this
7 team with oversight from the colleges, universities. And
8 Public Works will be receiving updated estimates, some in
9 later September, first of October. These three are kind of
10 bridging right over the gap where this information will be
11 going on to the governor's office from the board. Just a
12 little update on the status of the design. Thank you.

13 CHAIRMAN CLUTTS: Thank you.

14 Mr. Stewart.

15 VICE CHAIRMAN STEWART: Can you tell us a little
16 bit about the six million dollars that the Nevada State
17 College is bringing forward? Where does that come from?

18 MR. PATTERSON: Yes. So we're well on the way to
19 raising the funds. We have about a million dollars cash in
20 hand. We have two agreements that are out for signature that
21 would be another approximately three and a half million. So
22 we're hoping those agreements get signed soon. We'll have
23 that money in the door. And then we have another
24 approximately two and a half million that are in the ask

1 First and foremost, this building is going to
2 address some of the work force and economic development
3 consideration that are so important for our community to
4 continue to grow and prosper.

5 Health care, as you know, is not only an issue
6 that is dealing with the quality of life component but also
7 nationally and locally and regionally it's one of the fastest
8 growing areas in terms of occupational demand. And this is a
9 sector of the work force that requires specialized training.
10 And if you talk to the health care industry, they're going to
11 tell you that it's an area where we have serious gaps and
12 basically do not have enough of the professionals that are
13 needed to address the current need.

14 So the proposal here is twofold. One, the
15 region, in Henderson specifically, is the whole thing is an
16 aggressive effort to expand its medical complex. And there
17 is a union village complex initiative that is going to be
18 supported by this request.

19 Again, Henderson has a comprehensive plan to
20 continue to expand the service in the area and to continue to
21 build an infrastructure to support southern Nevada. Their
22 investments are significant and we currently have initial
23 projection of needing 700 new health care workers.

24 So, again, this proposal positions us to work

1 hand in hand with the local community and also with the
2 health sector to address the work force needs but also to
3 improve the quality of life for all of Nevada. And quality
4 of life is one of the most important considerations when
5 we're talking about business expansion and business
6 development.

7 Also, as I mentioned earlier, that the vast
8 majority of the occupations in the health sector are
9 considered high demand. But they're also primary labor
10 market occupations, meaning good wages. They have a
11 tremendous benefit to not only the community but to the
12 recipients. And as communities continue to grow and some of
13 us grow older, the need for the health care workers continues
14 to grow. So this position is obviously of the higher
15 education system to be responsive to that sector.

16 I also want to kind of emphasize that when I said
17 the higher education center, that we're very excited that
18 this is a partnership. This is both the community college
19 and the higher education system or the college system to
20 address the whole alignment. Typically you see proposals
21 that are looking at just nursing or looking at just the
22 higher end of the spectrum. Our proposal is to address
23 vertically all of the sectors, and that includes the LVN
24 component, nursing. But, in addition to that, we're looking

1 at CNA, medical office, aligning our programs to the growth
2 in the health sector and in the health cluster.

3 So it's very important to understand we are
4 positioning the higher education system to be responsive
5 basically to the dynamics and the confidence of the nature of
6 needs that are emerging as the efforts within the region
7 continue to evolve.

8 More specifically as we move to the partnership,
9 we're also very cognizant of the fact that not only do we
10 need to align to our university system for university level
11 skills, but we're also committed to working with our
12 pipeline. And the pipeline is very important because some of
13 these jobs provide opportunities for our non-traditional
14 students to get in to the health profession. And we have a
15 significant effort with eight high schools to be able to
16 create those pathways from high school to the community
17 college to the university, and right alongside with the
18 industries that are going to be working with us not only in
19 terms of driving curriculum but also providing clinical
20 opportunities and jobs.

21 So I hope that I kind of conveyed to you how
22 excited we are about this opportunity. It's much more than
23 brick and mortar for us. It's really about an opportunity
24 for the community college and higher education system to

1 bring up a necessary element to the economic development and
2 the prosperity opportunity for southern Nevada.

3 I believe at a high level that that's the
4 presentation that we have. I'm available to answer questions
5 as appropriated by the committee.

6 CHAIRMAN CLUTTS: Ma'am, would you like to say
7 something? Are there any questions of the board? Thank you,
8 Gentlemen. I appreciate it.

9 MS. MEANA: Marta Meana, UNLV president. We are
10 here to talk about an engineering building. Enrollment in
11 the engineering college at UNLV is growing at an
12 unprecedented rate. In the last ten years, enrollment in
13 undergraduate programs has grown by over 50 percent and
14 undergraduate degrees conferred have grown by 40 percent.
15 Graduate student numbers are up 20 percent just from last
16 year.

17 So today we have 2700 students who are pursuing
18 an undergraduate degree in engineering, 150 pursuing a
19 Master's degree, and 120 pursuing Ph.D's.

20 In the area of computer science alone, we have
21 had an increase of 219 percent in enrollment. Now, this is a
22 crucial discipline at UNLV engineering as it supports many
23 sectors of the Nevada work force and economy, such as gaming,
24 development and construction, high tech R and D,

1 manufacturing, and other key industries for such needs as
2 information tech, management information systems, software
3 and application service, management, information security, et
4 cetera.

5 Faculty size has also grown by 50 percent in the
6 last decade and we have tripled our research awards and
7 expenditures in six years from four million in 2011 to 13
8 million in 2017.

9 Our programs are ranked by US News and World
10 Report. Civil engineering, for example, is number 87.
11 Mechanical engineering, 129. And electrical engineering,
12 142. So we're rising in all of these metrics but we're
13 literally bursting at the seams.

14 In many ways this is excellent news because it
15 means that we are responding and increasingly poised to
16 respond to a clear work force demand. Seven of the top areas
17 of Nevada state work force as identified by the governor's
18 office of economic development are in engineering and would
19 be served by our expansion in to a new engineering building.
20 These areas are software, civil engineering, electrical,
21 mechanical, network and systems analysts, industrial, and
22 HVAC.

23 The development of these work force areas that
24 UNLV engineering directly engages supports many critical

1 Nevada industries. Just to demonstrate, general industry and
2 labor statistics indicate the job growth in these areas will
3 exceed other areas over the next ten years.
4 I think it's also important to note that over 60
5 percent of our graduates work and live in Nevada, so they are
6 actively contributing to the economic development of our
7 state.
8 Now, back to us bursting at the seams. Please
9 consider how much more engineering space our peer and
10 aspirational institutions have than we do. The range is from
11 17.5 percent more to 213 percent more. Those are sizeable
12 differences. UNLV clearly needs more space in this area to
13 support the State of Nevada, its citizens, and its key
14 economic sectors.
15 Our focus with this project is to provide the
16 opportunity for UNLV students to be an integral part of
17 tomorrow's work force and research initiatives, initiatives
18 that support the Nevada economy and its key current and
19 future industries. So really to support the growth and
20 success of our state.
21 Our goal would be to partner with the State of
22 Nevada to increase faculty and student capacity at UNLV
23 engineering, which directly will support quality work force
24 development for these key industries that I've already

1 mentioned.
2 If we don't -- If we aren't able to grow in to a
3 new facility, it's going to have an impact obviously on a
4 number of dimensions. We will have to cap the number of
5 students that we admit, despite student demand and work force
6 demand. It's going to obviously limit our ability to meet
7 local work force needs of the technical variety. It will
8 also impact our ability to attract research and grant
9 dollars, which facilitates our getting graduate students who,
10 again, move the needle.
11 If we could grow in to a new building like this,
12 it would support a 50 percent growth in enrollment. It would
13 contribute to the economic diversification of southern
14 Nevada. And I think it would be a significant driver of the
15 technology-based work force.
16 So we believe the need for this building is
17 strong. It is actually one of those perfect situations in
18 which enrollment numbers happen to align with what industry
19 says it needs. And this building would help UNLV bring
20 together these two already-aligned forces.
21 Now, UNLV is committed to a 50 percent match on
22 this approximately 66 million dollar building. And our 50
23 percent match would be through a combination of general
24 improvement and capital improvement fees with regent's

1 approval, investment earnings, and donor funds. Thank you.
2 CHAIRMAN CLUTTS: Thank you, Dr. Meana. I hope I
3 pronounced that right.
4 MS. MEANA: Yes.
5 CHAIRMAN CLUTTS: Mr. Stewart.
6 VICE CHAIRMAN STEWART: Quick question for you.
7 Obviously with the limited funds that we have, our eyes go to
8 the numbers. And it's good to see you're proposing a 50
9 percent match here. That's commendable and that does get our
10 attention.
11 Tell us about these fees. Are they -- Are your
12 portions of the max is it already secured or what is the time
13 frame for securing these funds or is there any concern on
14 your part?
15 MS. MEANA: The plan is for our 50 percent for us
16 to do a match with donors 50/50 within that 50 percent match
17 with donors. We have the capacity with regent approval to
18 provide those institutional funds.
19 VICE CHAIRMAN STEWART: And just a follow-up
20 question. So what you're saying is there's the ability to do
21 that. Are they secure at this point or if this moves forward
22 obviously you would be able to -- Because you did mention in
23 addition to the fees there is going to be some fundraising
24 taking place. Is that already taking place or is that --

1 MS. MEANA: We are actively fundraising for this,
2 yes.
3 CHAIRMAN CLUTTS: Are there any other questions?
4 Please, Member Tiberti.
5 MEMBER TIBERTI: Tito Tiberti for the record. I
6 see this 219 percent increase. But what is the number of the
7 students in the engineering school presently today, full
8 time?
9 MS. MEANA: We have 2700 undergraduates.
10 MEMBER TIBERTI: So you've gone from --
11 MS. MEANA: That's all areas of engineering, not
12 just computer science.
13 MEMBER TIBERTI: Oh, you're -- Okay. Thank you.
14 VICE CHAIRMAN STEWART: Just a follow-up question
15 to Mr. Tiberti's. So you did mention that's doubled in the
16 last ten years?
17 MS. MEANA: Uh-huh.
18 VICE CHAIRMAN STEWART: And how much square
19 footage are you currently operating under within the
20 engineering department?
21 MR. FROMMER: For the record, David Frommer,
22 executive director for planning and construction. The
23 current square footage available as focused on engineering on
24 campus is approximately 110,000 square feet. And that's

1 largely composed of our Thomas D. Engineering building, it's
2 high pay, lab, research building and a portion of the science
3 and engineering building. That's the portfolio of
4 engineering space on campus. Approximately 110,000, more or
5 less.

6 CHAIRMAN CLUTTS: Thank you very much.

7 MR. BURTON: Mr. Chair for the record, Chet
8 Burton, chief financial officer. We're going to change gears
9 and talk about some of the -- As previously indicated, those
10 were our top three projects for construction that received
11 planning money in the 2017 session. Now we're going to talk
12 about seven planning projects that are the highest priority
13 within our system in priority of order. They have received
14 planning money in this session. Obviously then the hope
15 would be down the road to move them up in to construction
16 projects in the next session.

17 So to begin with we'll start with Great Basin
18 College. Thank you.

19 MS. BROWN: For the record, Sonja Brown, Great
20 Basin College, vice president of academic affairs. Good
21 afternoon. This project to expand our welding lab has been a
22 priority for Great Basin College since 2009. The current
23 facility was designed and built in the 1980's for about 15 to
24 18 students. We are now utilizing the current facility from

1 7:00 a.m. to 10:00 p.m. Monday through Thursday and on
2 Fridays and Saturdays for contract training classes. Our
3 demand has outpaced the capacity for a number of years now.

4 In addition, this project would not only uphold
5 the size of the existing welding lab, it would upgrade to new
6 state of the art equipment in the welding stations and also
7 provide allocation stations, which we do not have, so we can
8 expand our course offerings.

9 Also to keep in mind, not only do our welding
10 students use this lab extensively, both our diesel technology
11 and our mill wright technology programs use these for some of
12 their classes to complete their certificates.

13 Our welding students have a 90 percent placement,
14 job placement, after they graduate, with many of them already
15 having jobs before they graduate through the mining, training
16 cooperative scholarships.

17 We have moved forward with some of the
18 rehabilitation of the existing lab, including ventilation and
19 exhaust systems, and we've done that with our own
20 student-generated capital improvement and HECC/SHECC funding.
21 So some of this project will change as we go through the
22 planning project.

23 The demand for the work force in not only the
24 mining and related industry but throughout our service area

1 for these skills that these students bring is not going to --
2 we see that increasing over the years and we are -- our work
3 force partnership shows that they will support this.

4 Our foundation currently has two programs, one
5 for emergency opportunities and the other one for new
6 programs. Yet, they will support this through the
7 construction phase with a match. Thank you for your time
8 this afternoon.

9 CHAIRMAN CLUTTS: Thank you, ma'am. Are there
10 any other questions? Thank you.

11 MS. MEANA: Marta Meana for the record. We are
12 requesting the consideration of planning funds for an
13 interdisciplinary academic and research building. From fall
14 2005 to 2017, the UNLV College of Science has experienced a
15 62 percent increase in enrollment. Other programs which
16 interdisciplinary sciences and education are a foundational
17 component have greater increases in enrollment. 139 percent
18 increase in community health science, 89 in allied health,
19 and 72 percent increase in nursing enrollment.

20 This increased student interest in science and
21 health-related programs are matched by a need in our southern
22 Nevada community for health-related research, service,
23 products, and innovations, including research on
24 neurodegenerative diseases such as Alzheimer's and

1 Parkinson's means that when better supported increase the
2 quality of life for all Nevadans. And they also help expand
3 our economy and opportunities for economic development.

4 High quality health care service and education
5 are critical components to attracting and retaining stress
6 and work force.

7 We cannot meet this demand or this need without
8 expanding the space in which to teach and which to conduct
9 such research. UNLV is currently in a significant space
10 deficit situation with classrooms, labs, and study spaces.
11 Our space deficit really is substantial.

12 With UNLV having a range of about 59 to 85
13 percent of the amount of science research space at peer and
14 aspirational institutions on a head count basis.

15 We are consequently requesting a three million
16 dollar match in planning funds to evaluate our overall
17 facility plan and project phasing options. UNLV could
18 supplement if additional planning funds are needing. We
19 would then consequently be requesting a 50 percent state
20 funding match in a future CIP cycle for an approximately 70
21 to 80 million dollar project with project scope estimated
22 cost being developed and refined in working for the planning
23 design with the State Public Works Division staff.

24 CHAIRMAN CLUTTS: Thank you.

1 Any questions of the board? Thank you very much.
2 MR. FROMMER: David Frommer, UNLV, for the
3 record. Something I need to do a little additional work with
4 Ward Patrick and Steve with Public Works. When we went in to
5 our Board of Regents this may have not translated in our
6 working communicating this with Public Works. We are
7 proposing a 50/50 percent planning fund approach similar to
8 the 50/50 for the engineering where we present the 60 million
9 dollar plus or minus planning project as 30, that's 50
10 percent from UNLV. So I just wanted to mention that for the
11 record. We'll continue to work with Ward and his team to
12 clarify that, but that is our proposal of this. Thank you.
13 MR. PATRICK: Mr. Chairman.
14 CHAIRMAN CLUTTS: Please.
15 MR. PATRICK: Ward Patrick for the record. We
16 had a little bit of confusion on this project. So you'll see
17 little differences in the proposal on the screen and the
18 handout compared to the book. And what Dave is saying is
19 we're just going to work together to resolve that. And so we
20 recognize that and we would just point it out for you. Thank
21 you for indulging us. We'll get on that and get it all
22 together by our next meeting.
23 MS. MEANA: Thank you.
24 CHAIRMAN CLUTTS: Thank you.

1 MR. SOLIS: Good afternoon, Board Members,
2 Mr. Chair, Vice Chair. Vincent Solis for the record,
3 president of WNC.
4 Our request is for project funding related to
5 plan and design of a renovation of one of our largest
6 classrooms on campus. Right now, as you know, education is
7 in a very dramatic shift as it relates to the types of
8 technology needed to teach and educate our students in our
9 classroom.
10 The facility that we are requesting the planning
11 monies for is 20 years old. The seating is not adequate. It
12 is too small for the students. They do not have the capacity
13 to use their devices that they bring to the classroom. And,
14 quite frankly, the instructors don't want to use this because
15 it is not conducive to learning.
16 What we want to do is capitalize on having this
17 large space which for the focus at WNC and some of our work
18 force areas is because having these large classes in this one
19 classroom helps offset the costs of some of our work force
20 that are leading to gainful employment for many of our
21 students. So this project recommendation is critical not
22 just for restructuring how we teach our students but what it
23 does for us as a campus in relation to teaching large classes
24 that help offset the cost for any other items.

1 The proposed planning, if we were to get it,
2 would be to reduce the overall size of the footprint by
3 adding seating capacity and adding charging stations, adding
4 new technology that are conducive for teachers to use to
5 teach our students.
6 It's not a very large budget, but it's very
7 important project as to how we teach our students moving
8 forward.
9 CHAIRMAN CLUTTS: Thank you, sir.
10 Any questions? Thank you.
11 MS. AVERYT: Good afternoon. Kristen Averyt,
12 president of DRI for the record. First of all, thank you
13 very much for having us this afternoon.
14 So today, President Hilgersom and I would like to
15 briefly share our visions as we highlight the DRI-TMCC
16 science commons and research experience center. We're
17 requesting five million dollars for planning of this unique
18 facility that will address critical needs of both DRI and
19 TMCC and will foster innovative collaborations for our
20 professional researchers and for our students and our
21 research faculty.
22 I would like to start with a little bit of
23 history and background. This joint use building has been
24 part of the DRI campus vision since the early 2000s and it's

1 been proposed as a possible capital project request in four
2 sessions since 2005.
3 This facility will link DRI's Reno campus and
4 TMCC's Dandini campus. The building will be located on the
5 lower portion of DRI property and the planning dollars we are
6 asking for would help us with everything from design and
7 approvals to the site's cost and utility fees.
8 We greatly appreciate the time your staff has
9 spent with our facilities leads and at approximately 65,000
10 square feet, a rough estimated cost of \$566 per square foot,
11 the building is estimated to cost about 37 million.
12 I'll reiterate that this building has been part
13 of our DRI campus master plan since 2004 and it's something
14 that both institutions have envisioned for a long time. DRI
15 is in need of additional space for our growing K through 12
16 outreach program and our new office of education.
17 This facility is particularly important as a step
18 for DRI to realize our goal of connecting with the community.
19 The science commons will provide a gateway for the community
20 outside of DRI to interact with our scientists and with our
21 science. Stem education acts directly on economic
22 development and our success with work force development and
23 it's important that we continue to expose those outside of
24 the research community to the excellence in science and

1 research that we demonstrate at DRI.

2 MS. HILGERSOM: Good afternoon, Gentlemen. I'm
3 Dr. Karin Hilgersom, for the record, president of Truckee
4 Meadows Community College. And much like my colleague,
5 President Averyt, I so appreciate the opportunity to share
6 this exciting proposal with you today.

7 Science and technology, as you know, is a rapidly
8 changing field. In fact, the word I would choose would be
9 exponential. We've gone from a very linear version in the
10 American economy to a very exponential progression in the
11 American economy due to science and technology.

12 We need to be innovative, creative and strategic
13 in steering our children but also learners of all ages, the
14 types of learners that we serve at Truckee Meadows Community
15 College towards science education, computer science education
16 is included in that, and training.

17 TMCC and DRI are the two institutions that are
18 perfectly positioned in physical proximity of one another and
19 in terms of the expertise that we offer to do just that. The
20 proposed DRI TMCC science commons and research experience
21 center represents a wise strategic investment in to the
22 science education that we will be able to offer to the
23 communities we serve. It affords us some much-needed lab
24 space that is the key to science education.

1 DRI and TMCC collaboration creates functional and
2 cutting edge spaces for science education along with support
3 for students. We're offering access to science education,
4 which leads to greater prosperity in our region.

5 This unique facility creates a direct connection
6 and shared innovation and space for faculty and students and
7 researchers and the research that they do.

8 Co-locating with DRI not only provides TMCC a
9 chance at professional opportunity, it encourages
10 undergraduate research. And, by the way, many of our
11 students will transfer to the University of Nevada, Reno and
12 UNLV, very common.

13 But in addition to participating in the research,
14 the DRI faculty will expand to student mentorship in a broad
15 array of topics such as atmosphere, chemistry, hydrology,
16 archeology, climate modeling, and so much more. So that
17 mentorship is just terrific.

18 Prior experience has shown that these
19 collaborations dramatically increase retention and persistent
20 stem career fields, especially for under-represented
21 populations in sciences.

22 Additionally, this new facility consolidates the
23 majority of TMCC science labs to a centralized location to
24 meet anticipated student demands. Now, this is the kicker.

1 This is my most important, my most important piece. Right
2 now we're seeing significant increases in under-represented
3 populations entering in the stem fields at TMCC. We're also
4 seeing a significant increase in general of our students
5 choosing technology. And do you know why? Because they see
6 the new economy that lies in front of them.

7 Enrollment in Biology 190, a prerequisite for
8 allied health programs and other prerequisites, has grown 68
9 percent in the last ten years. Physical sciences have
10 expanded enrollment by 20 percent. It's hard to believe that
11 students are actually longing for courses in physics,
12 chemistry, and microbiology, but they are.

13 Despite converting available class space to labs,
14 the college has a deficit in teaching lab space and we can't
15 meet existing needs. We turn away an average of 150 students
16 per term in Biology 190 alone. That's pretty unfortunate.

17 The all new DRI TMCC science commons and research
18 experience center will also allow DRI to grow cyber security
19 education programs. And now TMCC we're going to be looking
20 at those very closely as well. Because without cyber
21 security, our world probably isn't going to be able to
22 operate in the way it does today.

23 Additionally, the classrooms, meeting rooms, and
24 laboratories will be used by both DRI and TMCC and this is a

1 great NSHE partnership opportunity. The exterior is to
2 expand the space available for students, faculty, and support
3 staff to collaborate, teach, host meetings and conferences,
4 bring young children to our campus and get them involved
5 early on and engage with community partners and our
6 stakeholders. Thank you for your time and consideration of
7 this request.

8 CHAIRMAN CLUTTS: Thank you, Doctor.

9 Any questions of the board? Thank you very much.

10 MR. ZARAGOZA: For the record Federico Zaragoza,
11 CSN president. Mr. Chairman and Members, as part of CSN's
12 master plan, the federal government passed legislation
13 allowing a transfer of 44 acres of property from the Bureau
14 of Land Management to the City of Las Vegas to the College of
15 Southern Nevada for the expressed purpose of constructing a
16 fourth college.

17 And it's important to note that we currently have
18 a three-campus college system. Our enrollment right now, as
19 you've heard the theme, is maxed and we are in fact bursting
20 at the seams.

21 But, more importantly, there are sections of the
22 quadrant of the community that is in dire need of higher
23 education services and the type of demographics and community
24 colleges are aligned to address. And so we're looking at an

1 under surge and clearly in part of the community that needs
2 services.

3 The campus is located in the Las Vegas valley at
4 the corner of Elcor and Durango. The proposal location is
5 spread over the valley to make education accessible to the
6 residents of the Las Vegas valley and consistent with the
7 master planning strategy. This location is currently under
8 served, as I mentioned earlier, and has dire need for
9 post-secondary additional services. The site is situated
10 within communities that are farthest from our existing campus
11 and adjacent to new residential developments. So we see both
12 the need from the existing population and we see the growth
13 component as well.

14 This educational facility will necessarily meet
15 the needs of the community and the city. So our request is
16 for a \$400 planning grant to begin the process of addressing
17 the needs of the very important sector of our community.

18 CHAIRMAN CLUTTS: Thank you, Doctor. Are there
19 any other questions? Thank you.

20 MR. JOHNSON: Thank you. Good afternoon. I'm
21 Marc Johnson, president of the University of Nevada, Reno.
22 And we are here to present the request for planning grant for
23 a life science building on the campus.

24 The entire university has shifted its focus away

1 is to be a highly rated research university. There are only
2 ten states that don't have such a university and both UNLV
3 and UNR are striving for this with the encouragement of the
4 governor and the encouragement of the Board of Regents.

5 And so what we have proposed here is that we
6 build a life sciences building. We've already got a scoping
7 study underway which will be done in the spring of 2019.
8 Just understand how big and the nature of the facilities that
9 we need so that by the summer of 2019 we will be able to
10 describe specifically what we need in such a building. And
11 then we will hire architects in order to plan the building.

12 We anticipate that the building cost would be
13 around a hundred million. The size would be around 90,000
14 square feet. And we would seek not only for the planning
15 grant but also for the construction that we split the cost
16 50/50 between the state and the university self funding.

17 We already have the land in the new gateway on
18 the south edge of campus. And the south edge of campus also
19 is where we have our greenhouse facilities which will be very
20 complimentary. So that's our request. Thank you.

21 CHAIRMAN CLUTTS: Thank you, Dr. Johnson.

22 Any questions? Thank you.

23 MR. JOHNSON: Thank you.

24 MR. BUTLER: Kevin Butler, Nevada State College.

1 from building student activity buildings like our student
2 achievement center and our fitness center and our dormitories
3 to focus on building out and renovating research laboratories
4 on the campus in our quest to be a highly-rated research
5 university that brings along student experience, graduate
6 student experience, and new ideas for the development of
7 businesses in this economy.

8 We have engaged an architect and a consulting
9 firm that has worked with us and we've identified that our
10 chemistry and physics and neuroscience laboratories can be
11 renovated in existing buildings. And we are proceeding to
12 self-fund those renovations.

13 However, when we came to the life sciences, we
14 found that we have 48 faculty in the Max Fleischmann
15 Agriculture Building, which is composed of our agriculture
16 faculty and our biology faculty. And the building not only
17 is in this revealed with deferred maintenance since it was
18 built in 1957 and it's under capacity, but importantly, from
19 the standpoint of the consultants that looked at the
20 building, this building cannot be renovated for modern
21 research laboratories. The space between the floors and the
22 ceilings is not sufficient to support the ventilation for
23 modern science.

24 Go to the second slide. So, as I said, our goal

1 I guess we're looking at this thing today. So you'll see
2 from the slides that they're very bland because there really
3 isn't anything glamorous about this project. But the fact of
4 the matter is that we have a beautiful campus, about 512
5 acres, and we can only build on about 15 percent of that
6 right now.

7 And so we have master planned this entire campus.
8 And every time we look to build a new building, we're really
9 skipping over our master planning and saying where can we put
10 this building.

11 This also creates a cost consideration. Because
12 we're building so close to the pressure dome that's currently
13 there, we're having to pump for our fire suppression. So
14 we're adding the cost of the pumps. And also the gravity
15 one, it's a lot more reliable on a diesel-powered engine. So
16 just add that safety aspect and that comfort level of being
17 able to utilize the gravity-fed water pressure as it relates
18 to man made would be helpful.

19 So we've been asking and kind of bringing this up
20 every year and we're asking for the whole thing to be funded.

21 And we've always estimated it's going to be about
22 eight to ten million dollars. But the fact of the matter is,
23 the more we think about it, we really don't know. We decided
24 today to take a step back and let's study this thing. And so

1 we come back to ask for planning money so we can figure out
2 what the solutions sets really are. And once we can define
3 the solution set, then we can come back and figure out how to
4 fund it.

5 So that in a nutshell is what we're asking for
6 right now. We're looking at probably a tank, a system, and
7 the initial trunk of the distribution to bring water not to
8 just where the initial one is, but to all of our campuses.

9 CHAIRMAN CLUTTS: Thank you, sir. Any questions?

10 MR. BUTLER: Thank you.

11 MR. BURTON: One last time. Good afternoon,
12 Chairman and the Board. For the record, Chester Burton. I'm
13 chief financial officer for the Nevada System of Higher Ed.

14 So, as we wrap up our presentation this
15 afternoon, we appreciate the time to hear the number of needs
16 we have at higher ed in the State of Nevada. But I'm here to
17 talk a little bit about the unglamorous aspect of some of our
18 needs, and that is deferred maintenance.

19 I'm afraid I might be sounding a little bit like
20 a broken record because some of the things you're going to
21 hear today you've heard in previous sessions. And, in fact,
22 you may recall I was sitting with my fellow president two
23 years ago as president of WNC and very well aware of what
24 deferred maintenance means for all of our campuses. And so

1 now I'm here advocating system-wide.

2 NSHE has a system-wide deferred maintenance need
3 and it's somewhat of a staggering number. But when you put
4 it in context I know looking at the other state agencies it
5 is all relative of 1.5 million dollars. These projects
6 include immediate needs, such as HVAC systems that are
7 failing or imminent danger of failing to what lies in the
8 Navy we call PM or preventive maintenance. Of course with
9 the theory if you spent a dollar today in preventive
10 maintenance, you probably avoid ten dollars down the road in
11 a failure.

12 We have four categories that we categorize our
13 deferred maintenance. One is category one, critical need
14 items that are immediate need to address. And as you heard
15 both from the vice chair and the chancellor today, we've done
16 a lot to address some of those needs with self-funding
17 through some of our investment pool money, recognizing that
18 it was frankly impacting some of our facilities' ability to
19 deliver our services. Number two is the potentially critical
20 need is one to two years out. Three is necessary but it
21 could probably be deferred three to five years and the lowest
22 priority is that recommended kind of PM-type maintenance.

23 Well, there's some overlap between these. Trust
24 me, our facilities people really know what the needs are on

1 our campuses. And I know that when I was at Western and I
2 walked our facility, folks on any given date they could tell
3 me what was being held together as we say with duct tape and
4 bailing twine and what could maybe go another four or five
5 years.

6 So, looking at the categories, about five to
7 seven percent are in a critical category one, which we've
8 been whittling down very quickly.

9 We estimate about 15 percent in category two or
10 about 200 million. And those include what you see, about two
11 percent of our projects.

12 The Board of Regents has dictated that we invest
13 two percent of the replacement value of our facilities that
14 are over five years old for deferred maintenance. I'm not
15 going to spend a lot of time on these projects, because,
16 frankly, while we've gone through this exercise, there's been
17 no funding through at least the last decade. So this here
18 the board, even though you'll see in your packet these
19 projects are not ranked in any particular order, but they're
20 out there and they are, I would refer to some of them as
21 ticking time bombs in terms of our facilities.

22 The remainder of the vast majority are categories
23 three and four. And, frankly, at this point in time, given
24 the more critical needs, those are things that we're not even

1 really planning on.

2 Before I conclude, I would like to take some time
3 to talk about the HECC/SHECC funding, which causes the tax
4 revenues that have been allocated to higher ed for deferred
5 maintenance in our state.

6 NSHE has 15 million dollars per biennium
7 allocated for deferred maintenance. These higher education
8 capital construction or special higher education capital
9 construction, so-called HECC/SHECC, flow in part for the
10 annual \$250 per year tax from slot machines in our state.
11 With one exception during the recession back, I believe, in
12 2010, this funding has been fairly stable.

13 The fact that the funding is stable is one of the
14 greatest issues we are facing, as well as we continue to get
15 this 7.5 million dollars per year over the last -- over a
16 decade or so, as we have all seen the cost of construction
17 and equipment continue to grow up and up.

18 I was somewhat astounded working with the State
19 Public Works Division in looking at our projects as we when
20 we originally did those back in 2017 and we're just kind of
21 back estimating the costs. And then when we were further in
22 to the planning cycle, some cases were seeing 50 percent or
23 more construction inflation. And that's not just tied to
24 only construction capital, you know, major projects. It's

1 also tied to our deferred maintenance. So the longer some of
2 these things roll out, the greater the cost is going to be.

3 So that HECC/SHECC funding is allocated across
4 all of our campuses by square footage, which we've also
5 increased over the last 20 years. And enrollment is growing,
6 as you've heard today, at all of our campuses.

7 It's really a proverbial drop in the bucket, but
8 still these funds are critical. And while we did planning
9 for using HECC/SHECC fund over the four-year window we had to
10 use it, I always kept a little bit in my hip pocket because I
11 knew that that boiler was going to fail or we were going to
12 have a junction box blow or something happen. And at the end
13 of the day if I hadn't had that money -- Sometimes in small
14 institutions that's all you have to deal with those problems.
15 So, frankly, it is critical.

16 Now, one of the problems that we have been facing
17 is the slot tax has not been sufficient to cover that entire
18 amount of funding over the last couple of sessions. And
19 we've been fortunate enough that it's been -- You know, in
20 the last session it was actually in the back row with a
21 general fund, so we continued to get the full 15 million
22 dollars. And we understand that there will probably be a
23 shortfall again in the next session and in the slot tax
24 revenue and we really feel it's critical that at a minimum

1 CIP request of the 57, that's, like, 72 million. So am I
2 understanding correctly to say that in the higher education
3 group we're looking at about a 36 million dollar a year
4 deferred maintenance bill to keep up with our current
5 facilities?

6 MR. BURTON: That would be a correct way to
7 describe it when you look at those critical class one and two
8 critical maintenance items as we define them. The board is
9 defined in two percent and two percent actually slot is very
10 closely in to those high priority need items. So that would
11 be approximately a good representation to address those
12 category one and category two needs, yes, sir.

13 VICE CHAIRMAN STEWART: And a follow-up question
14 on that. With the 36 million a year would not bring down the
15 current -- that would just maintain? Am I correct in
16 assuming that 36 million dollar deferred maintenance for
17 higher education per year would just keep at a status quo or
18 would that actually be catching up on the overall goal for
19 maintenance?

20 MR. BURTON: Well, as you well know, the two
21 percent is every biennium. So that amount rolls forward as
22 far as the HECC/SHECC. So, as you said, because it would not
23 address those categories three and four, which are the
24 greater needs, that would be in a sense treading water for us

1 that general fund funds that need it are available to
2 back-build that amount.

3 So with that, not only the deferred maintenance,
4 if the board would have any other questions for me or members
5 of our campus, we appreciate very much your time this
6 afternoon and we can answer any questions you may have.

7 CHAIRMAN CLUTTS: Thank you, Mr. Burton. I do
8 have one, probably more of a statement than a question. In
9 your slide in asterisks it states in the last several
10 sessions these projects have not been recommended for funding
11 by the state public division or the board. And I just for
12 the record I want to state that at least for the time that
13 I've been on this board we would love the opportunity to have
14 that conversation. However, as you all know, we're limited
15 by the amount of funds that are provided to us. So it's not
16 a matter of want. It's a matter of able. So I just wanted
17 to make that known for the record.

18 MR. BURTON: Thank you, Mr. Chairman. We're well
19 aware of that. That was not meant at all to be a criticism.
20 It was just a statement of facts. Thank you.

21 CHAIRMAN CLUTTS: Thank you. Mr. Stewart.

22 VICE CHAIRMAN STEWART: I just want to make sure
23 I'm understanding this correctly. So the HECC/SHECC funding,
24 the 15 million per two-year cycle, if you put that with your

1 and not really address some of the backlog or the lower
2 priority needs that are more preventive maintenance type
3 needs.

4 VICE CHAIRMAN STEWART: And, Mr. Chairman, if
5 it's okay I've got one more question but it's for the first
6 three that presented for us. If I could have them come back
7 up again.

8 CHAIRMAN CLUTTS: Mr. Burton, we're going to have
9 a question for you next.

10 VICE CHAIRMAN STEWART: Again, Sean Stewart for
11 the record. Just a quick question. In your closing remarks
12 I believe it's --

13 MR. GEDDES: Yes, sir.

14 VICE CHAIRMAN STEWART: -- you made the comment
15 that you strongly encouraged the legislature to look at
16 sources of funding for deferred maintenance. Is that a
17 correct statement -- correct recollection of what you said?

18 MR. GEDDES: Jason Geddes for the record. And,
19 yes, that is correct.

20 VICE CHAIRMAN STEWART: Obviously that's a major
21 concern of this group. Many of us are in the construction
22 industry and realize the importance of deferred maintenance.
23 Can you elaborate maybe for us today on ideas you might have
24 on how to fund deferred maintenance going forward because

1 we're all ears?

2 MR. GEDDES: And from our side of it, right about
3 2011, we started making deferred maintenance a higher
4 priority and that's when we created the two percent policy at
5 the board and trying to get the deferred maintenance
6 addressed versus the ability of when the economy was going
7 down. We were trying to prioritize in keeping what we have
8 in good working condition and making sure the space will be
9 used for students and research.

10 So trying to turn that priority around in the
11 previous legislatures, you wouldn't get much interest in
12 addressing those first so much as new buildings and designing
13 new buildings. So we hadn't had much success there with the
14 current pool of funds. So for the legislature to recommend
15 another pool of funds, as has been discussed from the
16 previous presenters, we've looked at our capital improvement
17 funds, general improvement funds, donations from the
18 charitable community, foundations. And some of our deferred
19 maintenance has gone away by tearing down buildings and
20 getting them off the list and really addressed some deferred
21 maintenance backlog because we just got rid of it.

22 So we've addressed where we can on the revenue
23 side, the student fees, with allocation of the funds we get.
24 But if there's other avenues to get the allocation funds out

1 there, that's what we would be looking for. And I'm not
2 entirely sure where that would be coming from.

3 CHAIRMAN CLUTTS: Member Tiberti.

4 MEMBER TIBERTI: Sir, Mr. Burton, did you start
5 off your presentation by referring to a couple of years ago
6 and a fellow stood up in the back of the room and said all of
7 the deferred maintenance would be something like a
8 billion-two? Did you just say that? I heard you say
9 something about a billion-five.

10 MR. BURTON: As I started my presentation -- For
11 the record Chester Burton, chief financial officer. If you
12 look at all the needs across our institutions and what's been
13 estimated, the need for -- total need for deferred
14 maintenance in those four categories we estimate is about 1.5
15 billion dollars.

16 MEMBER TIBERTI: We're talking about serious
17 numbers. Getting this three million increase and a
18 billion-two. But we're in the business and been around and
19 I'm really, really worried that we build these buildings. My
20 house is 31 years old and I can't seem to get a pump, I can't
21 get this and a phone system, it really becomes tearing it
22 down. I know it's a little bit older than that, but still,
23 it's a serious problem and I know we all know that. But
24 these are serious numbers and these buildings are all going

1 to dissipate pretty quickly if we don't do something. And
2 I'm all for this but I don't know how we get these big
3 numbers but we've got a lot of big buildings and they're
4 getting to be older. But it's a serious problem.

5 CHAIRMAN CLUTTS: Any other questions or comments
6 of the board?

7 Gentlemen, I appreciate your time. Ladies, thank
8 you as well.

9 I just reiterate what my colleagues have said.

10 We recognize the severity of this problem. And we will
11 continue to work with you and support you in any way that we
12 can. So thank you.

13 MR. GEDDES: Thank you so much.

14 CHAIRMAN CLUTTS: Okay. Moving on to Agenda Item
15 Number 10, administrator's report on agency's activities.
16 Mr. Patrick.

17 MR. PATRICK: Mr. Chairman, Ward Patrick for the
18 record. I just conferred with our counsel and it's her
19 recommendation to not take that out of order since it's
20 agendized for tomorrow. We would be prepared to do that.
21 And possibly we could look in to Susan on this and talk about
22 the recommendation and what format we might bring the
23 recommendation for the entire CIP and talk about how that was
24 done last year from the administrator to the board and from

1 the board to the governor. We can address that if that
2 pleases the chairman.

3 CHAIRMAN CLUTTS: I have to apologize. I was in
4 the wrong agenda item. So Agenda Item Number 6. So excuse
5 me for that. Public comment. Is there any public comment?
6 I jumped ahead there. Hearing none, we'll move on to Agenda
7 Item Number 7, which is the official recess of this meeting
8 at about five after three. Thank you.

9 Moving back to Agenda Item Number 7, motion to
10 recess.

11 VICE CHAIRMAN STEWART: So moved.

12 MEMBER LEWIS: Second.

13 CHAIRMAN CLUTTS: All those in favor. Thank you.
14 (Hearing concluded at 3:05 p.m.)
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1 STATE OF NEVADA)
2 CARSON CITY) ss.

3

4 I, CHRISTY Y. JOYCE, Official Court Reporter for
5 the State of Nevada, State Public Works Board, do hereby
6 certify:

7 That on Wednesday, the 22nd day of August, 2018, I
8 was present at The Capitol Building, Assembly Room, Carson
9 City, Nevada, for the purpose of reporting in verbatim
10 stenotype notes the within-entitled public meeting;

11 That the foregoing transcript, consisting of pages
12 1 through 152, inclusive, includes a full, true and correct
13 transcription of my stenotype notes of said public meeting.

14

15 Dated at Reno, Nevada, this 30th day of August,
16 2018.

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CHRISTY Y. JOYCE, CCR
Nevada CCR #625

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24

Brian Sandoval
Governor



Patrick Cates
Director

Ward D. Patrick, PE
Administrator

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**STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST
Meeting of December 18, 2018**

Agenda Item # 3

SUBJECT TITLE:

For Possible Action: Acceptance and approval of Public Works Board meeting minutes for

August 22 & 23, 2018 -Attached

September 6, 2018 -Attached

DISCUSSION:

Construction Law Counsel has reviewed the August 22 & 23, 2018 meeting minutes and recommends the following changes:

August 22, 2018

1. Page 25:12 – change “to” to “do”
2. Page 29:23 – delete “As”
3. Page 32:11 – change “say” to “a”
4. Page 49:3 – “if” to “in”
5. Page 51:8 – “upgrading” to “operating”
6. Page 52:23 – “with” to “as”
7. Page 54:8 – “\$300,000” to “300,000”
8. Page 54:22 – “\$5,000” to “5000”
9. Page 55:22 – “use” to “lose”
10. Page 60:8 – “raise along” to “appraisal on”
11. Page 63:3 – “squat” to “swat”
12. Page 65:14 – “sprig” to “spring”
13. Page 67:14 – “doors” to “dollars”
14. Page 75:17 – “implication” to “implementation”
15. Page 75:18 – “that guide on” to “the tide on”
16. Page 101:10 – “flight” to “point”
17. Page 105:4 – “through” to “three of”
18. Page 109:10 – “side” to “site”
19. Page 123:12 – “max” to “match”
20. Page 126:4 – “uphold” to “upgrade”
21. Page 136:1 – “exterior” to “idea”
22. Page 137:4 – “Elcor” to “Elkhorn”
23. Page 141:2 – “solutions” to “solution”

August 23, 2018

1. Page 5:8- change “reduced” to “replaced”
2. Page 8:17- change “times” to “providers”
3. Page 19:5- change “rounds” to “grounds”
4. Page 25:21- change “plan” to “plant”
5. Page 27:13- change “know” to “to”
6. Page 29:2- change “do” to “deal”

7. Page 39:24- change "ward" to "warden"
8. Page 45:24- change "comp" to "cost"
9. Page 63:3- change "bubble" to "trouble"
10. Page 67:24- change "saddle" to "sally"
11. Page 72:12- change "get" to "good"
12. Page 80:10- change "except" to "funded"
13. Page 93:7- change "Chimmits" to "Chimits"
14. Page 97:2- delete "Sights"
15. Page 109:2- change "ward" to "Ward"
16. Page 135:21- change "likely" to "lightly"
17. Page 139:16- change "on" to "by"
18. Page 140:3- change "properties" to "projects"
19. Page 144:7- change "a call to call" to "to calling"
20. Page 157:13- change "considerable" to "suitable"
21. Page 161:16- change "its" to "you've"
22. Page 162:19- add "of" between "level" and "investigation"
23. Page 167:20- change "form" to "conform"
24. Page 169:12- change "value" to "valuable"
25. Page 172:20- change "affordable tanks" to "panel arrays"
26. Page 177:12- change "beds and heads" to "heads in beds"
27. Page 179:5- change "to its" to "that's"
28. Page 182:2- change "any" to "new"
29. Page 183:3- change "of NH" to "old"
30. Page 187:7- add "floods" between "constantly" and "because"
31. Page 190:6- change "movement" to "improvements"
32. Page 193:20- change "1500" to "1000"
33. Page 194:2- delete "movement and this"

Construction Law Counsel has reviewed the September 6, 2018 meeting minutes and recommends the following changes:

September 6, 2018

1. Page 5:14 – "ward" to "Ward"
2. Page 13:22 – "being into our" to "any air"
3. Page 17:13 – "all" to "falling"
4. Page 17:15 – "offering" to "operating"
5. Page 25:14 – "plan" to "plant"
6. Page 28:1 – "column barium" to "columbarium"
7. Page 41:1 – "Shawn" to "Sean"

PRIOR ACTIONS:

None.

FINANCIAL IMPACTS//ISSUES:

Not applicable.

RECOMMENDATIONS:

Approve or deny the August 22 & 23, 2018 and September 6, 2018 meeting minutes as amended.

ACTION ITEM:

Motion to approve or deny the August 22 & 23, 2018 and September 6, 2018 meeting minutes as amended herein OR as further amended by the Board.

PREPARED BY: Susan K. Stewart, Construction Law Counsel